

	30 Baseball Pl 732 Toronto Ontario M4M 0E8 Toronto E01 South Riverdale Toronto % Dif: 96 Taxes: \$1,530 / 2025 For: Sale SPIS: No DOM: 30		Sold: \$337,500 List: \$349,990				
	Condo Apt Apartment Unit#: 32 Corp#: TSCC / 2926	#Shares%: Locker#: Locker Lev/Unit: C Locker Unit: 178 Level: 7	Rms: 3 Bedrooms: 0 Washrooms: 1 1x4xFlat	Dir/Cross St: Queen St/Broadview Ave Directions: South Of Queen Prop Mgmt: Del Property Management			
MLS#: E12839024 Sold Date: 04/02/2026 PIN#:							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2020 Apx Sqft: 0-499 Sqft Source: FLOORPLAN Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$369.81 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: Storage Area Lockers		Balcony: Jlte Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 0 Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Guest Suites, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Community BBQ Com Elem Incl: Y			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	21	x 12.5	Stone Counter	Stainless Steel Appl	Laminate
2	Living	Flat	21	x 12.5	Laminate	Juliette Balcony	Large Window
3	Dining	Flat	21	x 12.5	Combined W/Office	Laminate	Open Concept
4	Foyer	Flat	0	0	Large Closet	Combined W/Laundry	Laminate
Client Remks: Welcome to 30 Baseball Place, Unit 732 - a modern, intelligently designed studio offering approximately 405 sq ft of sleek, functional living in one of Toronto's most vibrant east-end communities. This sun-drenched suite features dramatic floor-to-ceiling windows that fill the space with natural light and showcase open city views over Queen Street. With 9-foot exposed concrete ceilings and a thoughtfully optimized layout, every inch of this home is designed for stylish, efficient urban living. The contemporary kitchen is beautifully appointed with built-in paneled appliances, streamlined cabinetry, and a modern backsplash, seamlessly blending form and function. The open-concept design allows for flexible living, dining, and sleeping areas, while the elegant 4-piece bathroom offers clean lines and quality finishes throughout. Perfect for first-time buyers, young professionals, or investors, this turnkey suite offers both comfort and convenience. Residents enjoy premium building amenities including a fully equipped fitness centre, party room, rooftop terrace, and outdoor pool - ideal for relaxing or entertaining. Located just steps to 24-hour Queen and King streetcar service, with an easy commute to the Financial District and quick connections to the Yonge subway line. Surrounded by trendy cafes, acclaimed restaurants, boutique shops, and everyday essentials along Queen East, this location delivers the ultimate urban lifestyle. Quick access to the DVP and Gardiner Expressway makes getting around the city effortless. An exceptional opportunity to own in a dynamic, fast-growing neighbourhood where style, convenience, and connectivity come together.							
Inclusions: Locker Included! Built-in Fridge, Stove, Dishwasher, and Rangehood. Ensuite Washer and Dryer. All Window Coverings included.							
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY Ph: 905-568-2121							



1190 Dundas St E 725			Sold: \$385,000		
Toronto Ontario M4M 0C5			List: \$409,000		
Toronto E01 South Riverdale Toronto % Dif: 94					
Taxes: \$1,983.26 / 2025		For: Sale		SPIS: No	
				DOM: 15	
Condo Apt		#Shares%:		Rms: 4	
Apartment		Locker#:		Bedrooms: 1	
Unit#: 725		Locker Lev/Unit: B		Washrooms: 1	
Corp#: N/A / 0		Locker Unit: 131		1x4	
		Level: 7			
Dir/Cross St: Dundas and Carlaw					
Directions: N/A					
Prop Mgmt: Crossbridge Condominium Services					

MLS#: E13170060 **Sold Date:** 06/09/2026
PIN#: 000000000

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$391.72	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air, Heat Pump / Electric, Gas	Central Vac:	No	Gar/Gar Spcs:	Underground / 0
Apx Age:	6-10	UFFI:		Drive:	Reserved/Assigned
Apx Sqft:	0-499	Elev/Lift:	Retirement:	Park Type:	Rental
Roof:	Unknown	HST Applicable to	Included In	Park/Drv Spcs:	0 Tot Prk Spcs: 0
Foundation:	Unknown	Sale Price:		Park \$/Mo:	
Sqft Source:	Sq. Ft.	Taxes Incl:	Water Incl:	Prk Lvl/Unit:	
Exposure:	N	Heat Incl:	Hydro Incl:	Bldg Amen:	
Assessment:		Cable TV Incl:	CAC Incl:	Com Elem Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:		
Survey Type:	None	Cert Level:	Energy Cert:		
Phys Hdcap-Eqp:		GreenPIS:			
		Prop Feat: Arts Centre, Beach, Ensuite Laundry, Lake Access, Park, Pets Allowed with Restrictions, Public Transit, School			
		Interior Feat: Primary Bedroom - Main Floor, Storage			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	10.66	x 13.62	Wood Floor	Combined W/Living	W/O To Balcony
2	Dining	Flat	10.66	x 13.62	Combined W/Kitchen	Wood Floor	North View
3	Kitchen	Flat	10.66	x 13.62	Open Concept	Modern Kitchen	Combined W/Dining
4	Prim Bdrm	Flat	10.33	x 6.79	Large Closet	Wood Floor	

Client Remks: Well-designed one-bedroom suite at The Carlaw, featuring excellent finishes and abundant natural light throughout. Polished concrete ceilings create a true loft-style feel, complemented by a modern open-concept living, dining, and kitchen space with integrated appliances. The spacious bedroom offers a large closet, providing both comfort and functionality. Step out onto the oversized balcony complete with a BBQ gas line-perfect for entertaining or relaxing outdoors. Ideally located just steps to Queen Street East, the Danforth, transit, the lake, and the Beaches-offering the best of vibrant city living right at your doorstep. Maintenance fees include all utilities except Hydro! Enjoy top-tier amenities including a full gym, guest suites, 24-hour concierge, and a rooftop terrace with communal BBQs and lounge space made for sunset views of the CN Tower. A long-term parking spot is also available for rent at \$150/month, providing added convenience in this sought-after neighbourhood.

Inclusions: All chattels and appliances
Listing Contracted With: SUTTON GROUP-ADMIRAL REALTY INC. **Ph:** 416-739-7200

	45 Connaught Ave 101 Toronto Ontario M4L 2V8 Toronto E01 Greenwood-Coxwell Toronto % Dif: 99 Taxes: \$0 / 2025 For: Sale SPIS: No DOM: 153			Sold: \$420,000 List: \$423,000	
	Condo Apt Apartment Unit#: 1 Corp#: TBD*** / 0	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: 1 In Level: 1	Rms: 3 Bedrooms: 1 Washrooms: 1 1x4xFlat	Dir/Cross St: Queen St/ Coxwell Ave Directions: Queen St/ Coxwell Ave Prop Mgmt: TBD	
MLS#: E12421426 Sold Date: 02/23/2026 PIN#:					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: New Apx Sqft: 500-599 Sqft Source: Builder Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$379.50 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes HST Applicable to Included In Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Beach, Ensuite Laundry, Marina, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: Countertop Range, Intercom, Storage Security Feat: Smoke Detector, Alarm System	Water Incl: Y Hydro Incl: Y CAC Incl: Y Prkg Incl: Energy Cert:	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Vinyl Siding Gar/Gar Spcs: Surface / 0 Drive: Park Type: None Park/Drv Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage Com Elem Incl: Y	Tot Prk Spcs: 0	
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Location, Quality and Value - Welcome to Connaught45! Unheard of value in this 1 bedroom unit with 1 bathroom, bike rack and locker included. This unbelievable brand new boutique building will put you in one of the most desired areas in Leslieville, minutes to The Beaches at a price that can't be beat! If you love boutique living and keeping your monthly costs to a minimum, look no further! Thoughtfully designed and tastefully finished, this one bedroom unit features two bathrooms for extra convenience and to accommodate your guests. Tons of natural light, modern appliances, en-suite laundry, open concept, stone countertops. Comes with locker and bike rack. City transit at your door for easy and convenient commuting. Minutes to downtown, and a light walk / bike ride to the beach, boardwalk, Woodbine Park, bike trails, and plethora of shops, restaurants and other local amenities. All-inclusive building maintenance fee is projected to be some of the lowest in the city, leaving you with more money for your lifestyle. An absolute must-see building with many available units of various configurations to suit your exact needs!					
Inclusions: Electric Light Fixtures, Stainless Steel Fridge, Stove, Range Hood Fan, and Dishwasher. White Stacked Clothes Washer/Dryer.					
Listing Contracted With: RE/MAX EXPERTS Ph: 905-499-8800					



1190 Dundas St E 625			Sold: \$425,000		
Toronto Ontario M4M 0C5			List: \$439,900		
Toronto E01 South Riverdale Toronto % Dif: 97					
Taxes: \$2,171.77 / 2025		For: Sale		SPIS: No	
				DOM: 44	
Condo Apt		#Shares%:		Rms: 4	
Apartment		Locker#:		Bedrooms: 1	
Unit#: 25		Locker Lev/Unit:		Washrooms: 1	
Corp#: TSCC / 2493		Locker Unit:		1x4xFlat	
		Level: 6			
Dir/Cross St: Carlaw Ave & Dundas St E					
Directions: S of Carlaw Ave					
Prop Mgmt: Crossbridge Condominium Services					

MLS#: E12984986 **Sold Date:** 05/24/2026
PIN#: 764930246

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	Open
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$454.55	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Heat Pump / Electric	Central Vac:	No	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Drive:	None
Apx Sqft:	0-499	Elev/Lift:		Park Type:	Owned
Sqft Source:	As per floorplan	HST Applicable to	Included In	Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	N	Sale Price:		Park \$/Mo:	
Assessment:		Taxes Incl:	Water Incl: Y	Prk Lvl/Unit:	P3-218
Spec Desig:	Unknown	Heat Incl:	Y Hydro Incl:	Bldg Amen:	
Survey Type:	None	Cable TV Incl:	CAC Incl: Y	Bbqs Allowed, Guest Suites, Gym,	
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y Prkg Incl: Y	Party/Meeting Room, Rooftop Deck/Garden,	
		Cert Level:	Energy Cert:	Visitor Parking	
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Arts Centre, Ensuite Laundry,		
			Lake/Pond, Park, Pets Allowed with Restrictions,		
			Public Transit, Rec Centre, School		
		Interior Feat:	Other		
		Security Feat:	Monitored, Concierge/Security,		
			Security System, Carbon Monoxide Detectors		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	13.75	x 10.76	Open Concept	Window Flr to Ceil	North View
2	Dining	Flat	13.75	x 10.76	Combined W/Living	Laminate	W/O To Balcony
3	Kitchen	Flat	13.75	x 10.76	Open Concept	B/I Appliances	Backsplash
4	Prim Bdrm	Flat	10.5	x 8.92	Pot Lights	Closet	Sliding Doors
5	Other	Flat	14.93	x 3.9	Balcony	Concrete Floor	North View

Client Remks: Amazing Opportunity & Value @ The Carlaw, a small, boutique, 12 story, 311 unit building in the heart of Leslieville! Bright, airy, and impeccably styled loft, this turn-key suite delivers smart design with a cool, confident edge! Ideal for the first time buyer who wants to capitalize on appreciation on buying at the right time, or perfect pied-a-terre for someone who needs a pad in the city. This is your chance to get into the market with confidence-own a space that looks good, lives well, and positions you for future growth. Small but mighty, the layout is clean and intentional - a contemporary integrated kitchen, private bedroom, exposed concrete ceilings, crisp white walls, and floor-to-ceiling windows that flood the space with natural light. Add outdoor space and clever storage, and you have a home that looks good, lives well, and feels easy. Maintenance fees include all utilities except Hydro! Enjoy top-tier amenities including a full gym, guest suites, 24-hour concierge, and a rooftop terrace with communal BBQs and lounge space made for al fresco nights. Transit is seamless with streetcar access at your doorstep and a quick ride downtown, while easy connections to the Gardiner and DVP make getting in and out of the city effortless. Set in prime Leslieville, a former industrial pocket turned East End cultural hotspot, you're surrounded by the city's best everyday rituals. Enjoy a theatrical production at Crow's Theatre, morning coffee at Te Aro, brunch at Maha's or Lady Marmalade, dinner at Piano Piano, Descendant Pizza or MARU Japanese Bistro, and rooftop drinks at The Broadview Hotel. Ideal for first-time buyers, pied-a-terre seekers, or savvy investors. First time buyers save on the LTT! Speak to your mortgage specialist for your own personal financing plan. Carries at \$2240.53 w/ 20% down, @3.65% rate, 30 yr amortization maintenance and taxes included - rates are subject to change, speak to your mortgage specialist STOP-RENTING & START PACKING!

Inclusions: Integrated refrigerator, glass cooktop, built-in stainless steel oven, integrated dishwasher, washer & dryer, all existing light fixtures, window coverings, & one parking space.

Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY **Ph:** 416-366-8800

	233 Carlaw Ave 811 Toronto Ontario M4M 3N6 Toronto E01 South Riverdale Toronto % Dif: 96 Taxes: \$2,488 / 2025 For: Sale SPIS: No DOM: 53		Sold: \$431,500 List: \$449,000		
	Condo Apt Loft Unit#: 11 Corp#: TSCP / 1956	#Shares%: Locker#: Locker Lev/Unit: pk1 Locker Unit: 32 Level: 8	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xMain	Dir/Cross St: Dundas St E & Carlaw Directions: Dundas St E & Carlaw Prop Mgmt: ICC	
MLS#: E13084500 Sold Date: 06/23/2026 PIN#: 129560260					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: Previous listing Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$493.60 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre Interior Feat: Other Security Feat: Security System			
Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Concierge, Exercise Room, Party/Meeting Room, Visitor Parking Com Elem Incl: Y					
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Catch your breath! Welcome to Your penthouse level loft at Toronto's favourite loft conversion. Leslieville's Finest Garment Factory Lofts. Suite features a Living space with an open-concept layout. Serene north views, full of natural light. Balcony approximately 40 squarefeet with gas line for BBQ. A storage locker included. Formerly a garment factory, this building was converted into both hard and soft lofts by adding four stories atop the original structure.					
Listing Contracted With: SAGE REAL ESTATE LIMITED Ph: 416-483-8000					



1190 Dundas St E 305 Toronto Ontario M4M 0C5 Toronto E01 South Riverdale Toronto % Dif: 90 Taxes: \$2,254.70 / 2025 For: Sale SPIS: No DOM: 20			Sold: \$450,000 List: \$499,000
Condo Apt Apartment Unit#: 05 Corp#: TSCC / 2493	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 3	Rms: 7 Bedrooms: 1 Washrooms: 1 1x4xMain	
Dir/Cross St: Carlaw Avenue & Dundas Street East Directions: Carlaw Avenue & Dundas Street East Prop Mgmt: First Service Residential - Mohsan (416-466-5238)			

MLS#: E13288954 **Sold Date:** 06/25/2026
PIN#: 764930048

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 0-499 Sqft Source: Plans Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$426.91 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 0 Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to your private slice of Leslieville paradise! This bright and beautifully laid-out one-bedroom suite proves that size isn't everything-until you step outside. With nearly 500 ft of interior living space and an incredible 394 ft terrace, this home doubles your lifestyle potential. Bathed in natural light from floor-to-ceiling windows, the open-concept living and dining area feels airy and inviting all day long. The sleek, modern kitchen, The spacious bedroom comfortably fits a queen bed and includes a full-width closet-because even minimalists have sweaters they can't let go of. The spa-inspired four-piece bath offers the best of both worlds: an energizing morning shower or a long, restorative soak. A terrace nearly the size of the suite itself-perfect for morning coffee under blue skies, sunset dinner parties, or working from home with the skyline as your backdrop. With a gas line for barbecuing and ample room for outdoor furniture, it's the ultimate extension of your living space. Enjoy ensuite laundry, access to premium building amenities including a fitness center, two guest suites, and a rooftop terrace with panoramic city and lake views. Steps to Leslieville's best cafes, boutiques, and transit (with a future subway station just around the corner), this one checks all the boxes for stylish urban living-with a terrace that outshines them all.					
Listing Contracted With: <u>PROPERTY.CA INC.</u> Ph: 416-583-1660					



30 Baseball Pl 719
Toronto Ontario M4M 0E8
 Toronto E01 South Riverdale Toronto % Dif: 97
Taxes: \$2,149 / 2025 **For:** Sale **SPIS:** No **DOM:** 8
Sold: \$455,000
List: \$469,000
 Condo Apt **#Shares%:** **Rms:** 4
 Apartment **Locker#:** 175 **Bedrooms:** 1
Unit#: 19 **Locker Lev/Unit:** Level C **Washrooms:** 1
Corp#: TSCC / 2926 **Locker Unit:** C175 1x4
Level: 07
Dir/Cross St: Queen St E / Broadview Ave
Directions: Queen St E / Broadview Ave
Prop Mgmt: Del Property Management

MLS#: E12880800 **Sold Date:** 03/21/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 500-599 Sqft Source: 530 Sq Ft + Balcony, as per Builder Floorplans Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$550.37 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: HST Applicable to Included In Sale Price: Expos Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free Security Feat: Concierge/Security, Smoke Detector, Carbon Monoxide Detectors	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: C / 48 Bldg Amen: Concierge, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living		10.01	x 23.49	Laminate	W/O To Balcony	Window Flr to Ceil
2	Dining		10.01	x 23.49	Laminate	Combined W/Living	Window Flr to Ceil
3	Kitchen		10.01	x 23.49	B/I Appliances	Stone Counter	Open Concept
4	Br		8.99	x 10.5	Laminate	South View	Large Window

Client Remks: Experience the charm of refined urban living in the heart of Riverside. Perfectly positioned between Leslieville, Riverdale, and Corktown, this thoughtfully appointed one-bedroom, one-bathroom residence - with underground parking and storage locker - offers a seamless blend of style and everyday ease. The suite is designed for comfort and functionality, with an open-concept living and dining space that flows effortlessly, creating a welcoming atmosphere for both quiet evenings and intimate gatherings. Clean lines and contemporary finishes provide a modern backdrop, complemented by a well-proportioned layout that maximizes usable space. Beyond your front door, the building offers an impressive collection of amenities, including a rooftop terrace with an outdoor pool and sweeping views of the downtown skyline - a serene escape above the city. Residents also enjoy a fully equipped fitness centre, an elegant lounge, billiards room, and 24-hour concierge service. Located just steps from TTC streetcars and the DVP ramp, commuting downtown is effortless. Enjoy weekends exploring Riverside's beloved cafes and boutiques, including Dark Horse, Boxcar, and Marmalade, or take in sunset views from Riverdale Park and the iconic Broadview Hotel rooftop. An exceptional opportunity to call one of Toronto's most vibrant east-end communities home.

Inclusions: See Schedule B

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM **Ph:** 416-424-4910

	150 Logan Ave 437		Sold: \$465,000
	Toronto Ontario M4M 0E4		List: \$475,000
	Toronto E01 South Riverdale Toronto % Dif: 98		
	Taxes: \$2,545 / 2025	For: Sale	SPIS: No
	DOM: 23		
	Condo Apt	#Shares%:	Rms: 4
	Apartment	Locker#:	Bedrooms: 1
	Unit#: 37	Locker Lev/Unit:	Washrooms: 1
	Corp#: TSCC / 2985	Locker Unit:	1x4
		Level: 4	
Dir/Cross St: Queen Street & Logan Avenue			
Directions: Use GPS			
Prop Mgmt: Del			

MLS#: E12918652	Sold Date: 04/17/2026
PIN#:	

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$375	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete Block
Heat: Heat Pump / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 0
Apx Age:	UFFI:	Drive:
Apx Sqft: 500-599	Elev/Lift:	Park Type: None
Lot Size Source: MPAC	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Sqft Source: Builder	Sale Price:	Park \$/Mo:
Exposure: E	Taxes Incl:	Prk Lvl/Unit:
Assessment:	Water Incl: Y	Bldg Amen:
Spec Desig: Unknown	Heat Incl: Y	Com Elem Incl: Y
Survey Type: Unknown	Hydro Incl:	
Phys Hdcap-Eqp:	CAC Incl:	
	Prkg Incl:	
	Energy Cert: No	
	GreenPIS: No	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Built-In Oven, Carpet Free, Countertop Range	

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Calling All First Time Buyers Who Want To Own In Leslieville. Welcome To Wonder Condos! Yes It Was A Bread Factory! Prime Leslieville. Prime Location! Beautiful 1 Bedroom Condo In The Heart Of Everything. Smart & Efficient Layout. Upon Entering You Will Be Greeted By A Triple Size Closet For All Of Your Storage Needs, Then A Modern Kitchen. Great Outdoor Space Over Looking Scenic Logan Avenue. Amazing Amenities Include Fitness Room, Co Working Space, Spectacular Rooftop Area With BBQ's And Much More!! Added Bonus, Brick Street Bakery, Ed's Real Scoop & Craig's Cookies Literally A Stones Throw Away!					
Listing Contracted With: REAL ESTATE HOMEWARD Ph: 416-698-2090					

	30 Baseball PI Unit 716 Toronto Ontario M4M 0E8 Toronto E01 South Riverdale Toronto % Dif: 96 Taxes: \$2,217 / 2025 For: Sale SPIS: No DOM: 11 Sold: \$470,000 List: \$488,900						
	Condo Apt Apartment Unit#: 716 Corp#: TSCC / 2926	#Shares%: Locker#: Locker Lev/Unit: P3 Locker Unit: 73 Level: 7					
Rms: 3 Bedrooms: 1 Washrooms: 1 1x4							
Dir/Cross St: South of Queen St. Directions: Broadview and Queen Prop Mgmt: Del Property Management							
MLS#: E12810576 Sold Date: 03/06/2026 PIN#: 769260159							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2020 Yr Built Source: MPAC Apx Sqft: 500-599 Lot Size Source: MPAC Sqft Source: Floor Plan Exposure: S Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$550.37 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: Included In HST Applicable to Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: P3 86 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Guest Suites, Outdoor Pool, Party/Meeting Room, Community BBQ Com Elem Incl: Y					
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	10.01	x 27	Combined W/Dining	Open Concept	W/O To Balcony
2	Kitchen	Flat	10.01	x 27	Quartz Counter	Backsplash	Stainless Steel Appl
3	Br	Flat	9.02	x 10.6	Large Window	Large Closet	
Client Remks: Offering a stylish and contemporary 1-bedroom, 1-bathroom condo in Toronto's charming Riverside community. This bright, open-concept unit is filled with natural light, featuring quartz countertops and backsplash, modern appliances including integrated refrigerator with bottom freezer, integrated hood fan and dishwasher and under cabinet lighting. The spacious bedroom boasts large windows and ample closet space, creating a comfortable place to rest. Building amenities provide convenience including a rooftop pool, fitness center, party room, guest suite and concierge service. Perfectly situated with easy access to the DVP, public transportation, local cafes, restaurants, and the scenic Don River Trail. This unit also includes parking and locker! A perfect blend of modern design, comfort, and prime location - truly a spectacular property not to be missed! Inclusions: Refrigerator with freezer at the bottom, dishwasher, stainless steel slide in range with ceran top, stainless steel microwave, white clothes washer and dryer.							
Listing Contracted With: RE/MAX HALLMARK FIRST GROUP REALTY LTD. Ph: 905-831-3300							

	45 Baseball Pl 1406		Sold: \$480,000
	Toronto Ontario M4M 0E7		List: \$495,000
	Toronto E01 South Riverdale Toronto % Dif: 97		
	Taxes: \$2,382.91 / 2025	For: Sale	SPIS: Yes
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#: 145	Bedrooms: 1	
Unit#: 06	Locker Lev/Unit: P4	Washrooms: 1	
Corp#: TSCC / 3009	Locker Unit: 145	1x4	
	Level: 14		
Dir/Cross St: Queen & Broadview			
Directions: Queen & Broadview			
Prop Mgmt: First Service Residential			

MLS#: E12725758 **Sold Date:** 03/18/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$387.54	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: None / 0
Apx Age: 6-10	UFFI:	Drive: None
Year Built: 2024	Elev/Lift:	Park Type: None
Yr Built Source: Builder	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Apx Sqft: 500-599	Sale Price:	Park \$/Mo:
Sqft Source: Builders Plans	Taxes Incl:	Prk Lvl/Unit:
Exposure: Ne	Water Incl:	Bldg Amen:
Assessment:	Heat Incl: Y	Com Elem Incl: Y
Spec Desig: Unknown	Cable TV Incl: CAC Incl: Y	
Survey Type: Unknown	Bldg Ins Incl: Y	
Phys Hdcap-Eqp:	Prkg Incl:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: None	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living		14.5	x 12.5	Combined W/Dining W/O To Balcony
2	Dining		14.5	x 12.5	Combined W/Living Laminate
3	Kitchen		14.5	x 12.5	Combined W/Dining Modern Kitchen
4	Br		10.01	x 9.51	Large Window Laminate

Client Remks: Bright, Brand New, And Beautifully Connected. Welcome To 45 Baseball Place Where You'll Find A Rare Opportunity To Own A Brand New, Never-Lived-In, Penthouse 1-Bedroom Corner Suite In One Of Toronto's Most Dynamic East-End Communities. Flooded With Natural Light, This Thoughtfully Designed Corner Unit Boasts Unobstructed North-East Views That Stretch Across The City, Offering Breathtaking Scenery From Virtually Every Room. Step Out Onto The Generously Sized Balcony To Enjoy Morning Sunrises, Open Skies, And Seamless Indoor-Outdoor Living. With Modern Finishes, A Smart Layout, And Pristine Condition Throughout, This Suite Delivers Both Style And Comfort In A Truly Turnkey Package. Perfectly Positioned At The Crossroads Of Riverside South, Leslieville, And Queen Street East, You're Surrounded By Some Of Toronto's Best Cafes, Restaurants, Boutiques, And Green Spaces. Enjoy Easy Access To Transit, The Don Valley Trails, And The Downtown Core, All While Living In A Vibrant, Community-Driven Neighbourhood That Continues To Grow In Value And Appeal.

Listing Contracted With: RE/MAX WEALTH BUILDERS REAL ESTATE **Ph:** 647-981-6729



150 Logan Ave 541		Sold: \$488,000
Toronto Ontario M4M 0E4		List: \$524,800
Toronto E01 South Riverdale Toronto % Dif: 93		
Taxes: \$2,561 / 2025	For: Sale	SPIS: No
		DOM: 28
Condo Apt	#Shares%:	Rms: 4 + 1
Apartment	Locker#: 68	Bedrooms: 1 + 1
Unit#: 41	Locker Lev/Unit:	Washrooms: 2
Corp#: TSCC / 2985	Locker Unit:	1x4xFlat, 1x3xFlat
	Level: 5	
Dir/Cross St: Eastern Ave & Logan Ave		
Directions: Eastern Ave & Logan Ave		
Prop Mgmt: Del Condo Management		

MLS#: E13027042 **Sold Date:** 05/19/2026
PIN#: 769850269

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 500-599 Sqft Source: Plans Exposure: E Assessment: Spec Desig: Accessibility Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$385.14 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Clear View, Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre Interior Feat: Other Security Feat: Security System	Balcony: Jlte Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: None / 0 Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	0	0	Laminate Juliette Balcony Se View
2	Dining	Flat	0	0	Laminate Open Concept Combined W/Kitchen
3	Prim Bdrm	Flat	0	0	Laminate Ensuite Bath Large Window
4	Den	Flat	0	0	
5	Foyer	Flat	0	0	4 Pc Bath

Client Remks: Fabulous Unit With A Breathtaking Southeast View At The Award Winning Wonder Condos In Vibrant Leslieville! This Bright And Spacious I+Den Offers 2 Full Bathrooms, With The Den Easily Adaptable As A 2nd Bedroom Or Office. Floor To Ceiling Windows And Sleek Laminate Flooring Throughout Create A Modern, Airy Feel. The Contemporary Kitchen Features Quartz Countertops And Built In Appliances, While The Primary Suite Boasts A Luxurious Ensuite With Upgraded Finishes. A Juliette Balcony Off The Living Room Adds Fresh Air And Natural Light. Just A 4 Minute Walk To The TTC Streetcar For Quick Downtown Access, And Steps To Shops, Cafes, Groceries, Schools, A Library, And A Community Center. Exceptional Amenities Include A State-Of-The Art Fitness Centre, Rooftop Lounge With Gardens And BBQs, Expansive Co Working Hub, Dog Wash Station, Visitor Parking, Secure Bike Storage, And More.

Inclusions: Upgraded Kitchen with Beautiful Granite tile Backsplash, Upgraded Flooring! Floor to Ceiling Windows. All Electric Light Fixtures And Blinds. Fridge, Stove, Dishwasher, B/I Microwave, Washer, Dryer.

Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. **Ph:** 416-441-2888



30 Baseball Pl 907			Sold: \$505,000		
Toronto Ontario M4M 0E8			List: \$525,800		
Toronto E01 South Riverdale Toronto % Dif: 96					
Taxes: \$2,413.08 / 2025		For: Sale		SPIS: No	
				DOM: 19	
Condo Apt		#Shares%:		Rms: 4	
Apartment		Locker#:		Bedrooms: 1 + 1	
Unit#: 907		Locker Lev/Unit:		Washrooms: 1	
Corp#: TSCC / 2926		Locker Unit:		1x4xFlat	
		Level: 9			
Dir/Cross St: Queen St E / Broadview Ave					
Directions: Queen St E / Broadview Ave					
Prop Mgmt: Del Property Management 416-519-9940					

MLS#: E13103352 **Sold Date:** 05/27/2026
PIN#: 769260210

Kitchens: 1		Pets Perm: Yes-with Restrictions		Balcony: Terr	
Fam Rm: N		Locker: None		Ens Lndry: Y	
Basement: None		Maint: \$578.92		Lndy Lev:	
Fireplace/Stv: N		A/C: Central Air		Exterior: Concrete	
Heat: Forced Air / Gas		Central Vac: No		Gar/Gar Spcs: Underground / 1	
Apx Age: 0-5		UFFI:		Drive:	
Apx Sqft: 500-599		Elev/Lift:		Park Type: Owned	
Sqft Source:		Retirement:		Park/Drv Spcs: 1 Tot Prk Spcs: 1	
Builder, 585+50 sqft Balcony, Total 635 sqft.		HST Applicable to: Included In		Park \$/Mo:	
Exposure: S		Sale Price:		Prk Lvl/Unit:	
Assessment:		Taxes Incl:		Bldg Amen:	
Spec Desig: Unknown		Water Incl: Y		Com Elem Incl: Y	
Survey Type: None		Heat Incl: Y			
Phys Hdcap-Eqp:		Cable TV Incl:			
		Bldg Ins Incl:			
		Cert Level:			
		GreenPIS:			
		Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions			
		Interior Feat: Carpet Free			
		Security Feat: Concierge/Security			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	23.79	x 10.01	W/O To Balcony
2	Dining	Flat	23.79	x 10.01	Laminate
3	Kitchen	Flat	23.79	x 10.01	Open Concept
4	Br	Flat	10.6	x 8.99	Large Window
5	Den	Flat	8.99	x 8.6	

Client Remks: This Bright And Stylish, No Wasted Space 1+Den Suite Offers The Perfect Balance Of Modern Urban Living And Strategic Investment. Functional Open-Concept Layout With Floor-To-Ceiling Windows, The Space Is Flooded With Natural Light. High 9Ft Exposed Concrete Ceiling.The Versatile Den Is A Major Bonus-Extra Spacious And Designed For Easy Conversion Into A Private 2nd Bedroom With The Simple Addition Of A Door. Enjoy Top-Tier Building Amenities Including A Rooftop Pool With Skyline Views, Fitness Centre, And Concierge. Located In The Vibrant Heart Of South Riverdale ,You Are Steps To Trendy Dining, Cafe, Beaches, And Transit. While You Enjoy The Ultimate Lifestyle Today, Your Investment Is Secured By The Transformative "East Harbour Transit Hub" - One Of Toronto's MOST Significant Future Transit Developments!!! Once Complete, East Harbour Will Connect GO Transit, TTC, And The Future Ontario Line, Reshaping How People Move Throughout The GTA And Making This A True Future Transit-Oriented Community. The Hub Will Feature Six Tracks - 4 GO Transit Tracks And 2 Ontario Line Tracks - Dramatically Improving Connectivity And Convenience For Residents.This Is A Rare Opportunity To Own A Stylish Home Today While Securing An Investment In Toronto's Most Transformative Future Transit Hub. Unbeatable Growth Potential! DVP in 1 minute. Easy access to the Distillery District, Finance Core, The Beach and Ever-vibrant Downtown East, Walk everywhere or Grab the Queen streetcar right at your door. Amazing Location! ** 1 PARKING INCLUDED!!!. ** Please Watch This Video Regarding The Incredible Growth Potential Of East Harbour Transit Hub. <https://www.youtube.com/watch?v=XMVJAwfzYKQ>
Inclusions: Built-In Fridge, Stove, Dishwasher, Washer & Dryer, Electric Light Fixtures, 1 Parking, Low Maintenance Fee Covered Most Of Utilities Except Hydro.

Listing Contracted With: SKYLAND REALTY INC. Ph: 365-608-4031



30 Baseball Pl 1108 Toronto Ontario M4M 0E8 Toronto E01 South Riverdale Toronto % Dif: 129 Taxes: \$2,413 / 2025 For: Sale SPIS: No DOM: 21			Sold: \$515,088 List: \$399,000
Condo Apt Apartment Unit#: 8 Corp#: TSCC / 2926	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 11	Rms: 4 + 1 Bedrooms: 1 + 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Queen St E / Broadview Ave Directions: Queen St E / Broadview Ave Prop Mgmt: Del Property Management 416-519-9940			

MLS#: E12900346 **Sold Date:** 04/09/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Year Built: 2020 Apx Sqft: 500-599 Sqft Source: Builder Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$578.93 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Built-In Oven, Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 121 Park \$/Mo: Prk Lvl/Unit: D Bldg Amen: Concierge, Guest Suites, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	23.79	x 10.01	Laminate	Combined W/Dining	W/O To Balcony
2	Dining	Flat	23.79	x 10.01	Laminate	Combined W/Living	Open Concept
3	Kitchen	Flat	23.79	x 10.01	Laminate	Open Concept	Stainless Steel Appl
4	Prim Bdrm	Flat	10.6	x 8.99	Laminate	Large Window	Closet
5	Den	Flat	8.99	x 8.6	Sliding Doors	Laminate	

Client Remks: Welcome to Riverside Square! Bright and stylish 1 bedroom + den suite with parking in one of Toronto's most vibrant and sought-after neighbourhoods. This well-designed unit features a functional open-concept layout with floor-to-ceiling windows that fill the space with natural light. The modern kitchen offers sleek cabinetry, integrated appliances, and quartz countertops, flowing seamlessly into the spacious living and dining area with walkout to a private balcony. The versatile den is perfect for a home office or additional living space. Enjoy top-tier building amenities including a rooftop pool with skyline views, sun deck, fitness centre, party room, and concierge. Located in the heart of Riverside/Leslieville just steps to Queen St E, trendy cafes, restaurants, parks, and transit with quick access to downtown and the DVP. An exceptional opportunity for first-time buyers, professionals, or investors.

Inclusions: Integrated fridge, Built in stove, Integrated dishwasher, Stacked washer & dryer. All electric light fixtures and all window blinds. 1 PARKING INCLUDED!!!

Listing Contracted With: REMAX YOUR COMMUNITY REALTY **Ph:** 905-731-2000

	45 Connaught Ave 403 Toronto Ontario M4L 2V8 Toronto E01 Greenwood-Coxwell Toronto % Dif: 106 Taxes: \$0 / 2025 For: Sale SPIS: No DOM: 52		Sold: \$517,300 List: \$488,750
	Condo Apt Apartment Unit#: 403 Corp#: TBD*** / 0	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: 1 In Level: 4	Rms: 3 Bedrooms: 1 Washrooms: 1 1x4xFlat
Dir/Cross St: Queen St/ Coxwell Ave Directions: Queen St/ Coxwell Ave Prop Mgmt: TBD			

MLS#: E12882358 **Sold Date:** 05/04/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: New Apx Sqft: 500-599 Sqft Source: Builder Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$436 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Beach, Ensuite Laundry, Marina, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: Countertop Range, Intercom, Storage Security Feat: Smoke Detector, Alarm System	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Vinyl Siding Gar/Gar Spcs: Surface / 0 Drive: Surface Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Location, Quality and Value - Welcome to Connaught45! The spaciousness of this unit and functionality of its layout is unlike anything you've seen in a new building, a true spacious condo living. This unbelievable brand new boutique building will put you in one of the most desired areas in Leslieville, minutes to The Beaches at a price that can't be beat! If you love boutique living and keeping your monthly costs to a minimum, look no further! Thoughtfully designed and tastefully finished, this one bedroom unit features two bathrooms for extra convenience and to accommodate your guests. Tons of natural light, modern appliances, en-suite laundry, open concept, stone countertops. Comes with locker and bike rack. City transit at your door for easy and convenient commuting. Minutes to downtown, and a light walk / bike ride to the beach, boardwalk, Woodbine Park, bike trails, and plethora of shops, restaurants and other local amenities. All-inclusive building maintenance fee is projected to be some of the lowest in the city, leaving you with more money for your lifestyle. An absolute must-see building with many available units of various configurations to suit your exact needs!***Surface parking available for purchase @ \$35k on select units.					
Listing Contracted With: RE/MAX EXPERTS Ph: 905-499-8800					

	1331 Queen St E 413 Toronto Ontario M4L 0B1 Toronto E01 South Riverdale Toronto % Dif: 99 Taxes: \$2,790.13 / 2025 For: Sale SPIS: No DOM: 17			Sold: \$528,000 List: \$535,000		
	Condo Apt Apartment Unit#: 13 Corp#: TSCP / 2865		#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: 74 Level: 4		Rms: 4 Bedrooms: 1 Washrooms: 1 1x3	
	Dir/Cross St: Queen And Greenwood Directions: South side of Queen St E, west of Knox Prop Mgmt: Crossbridge Condominium Services					
MLS#: E13021540 Sold Date: 05/07/2026 PIN#: 768650050						
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 0-5 Year Built: 2021 Yr Built Source: MPAC Apx Sqft: 500-599 Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$675.59 A/C: Central Air Central Vac: No UFFI: No Elev/Lift: Yes Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Beach, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free		Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level A/Unit 17 Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Gym, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y		
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living		11.65	x 8.23	Combined W/Dining	Window Flr to Ceil W/O To Balcony
2	Dining		6.14	x 8.23	Combined W/Living	Open Concept Hardwood Floor
3	Kitchen		17.81	x 4.4	B/I Appliances	Stainless Steel Appl Hardwood Floor
4	Prim Bdrm		8.73	x 9.81	Large Closet	Window Hardwood Floor
Client Remks: Live in one of Leslieville's most sought-after boutique buildings! This bright and airy one-bedroom 575 sq ft suite offers an ideal open-concept layout with beautiful south views, filling the space with natural light throughout the day. Enjoy seamless flow from living to dining, perfect for both relaxing and entertaining. Step out onto your private balcony, approximately 76 sq ft, for morning coffee or unwind in the afternoon sun. Located in a vibrant urban neighbourhood, you're just steps from trendy shops, restaurants, cafes, transit, and all the neighbourhood's best amenities - urban living at its finest! Building amenities feature a gym, rooftop terrace with BBQ, and dog wash station.						
Inclusions: Integrated Fridge, Freezer, Dishwasher; Gas Stove, Rangehood, Built-In Microwave, Washer & Dryer. Electric light fixtures. 1 Locker And 1 Parking Space Included.						
Listing Contracted With: PROPERTY.CA INC. Ph: 416-583-1660						



45 Baseball Pl E 207
Toronto Ontario M4M 0H1
 Toronto E01 South Riverdale Toronto % Dif: 94
Taxes: \$2,986.19 / 2025 **For:** Sale **SPIS:** No **DOM:** 85

Sold: \$550,000
List: \$588,000

Condo Apt **#Shares%:** **Rms:** 4
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 7 **Locker Lev/Unit:** **Washrooms:** 1
Corp#: TSCC / 3009 **Locker Unit:** 1x4xMain
Level: 2

Dir/Cross St: Queen St W & Broadview
Directions: Queen St W & Broadview
Prop Mgmt: Crossbridge Condominium Services

MLS#: E12787494 **Sold Date:** 05/09/2026
PIN#: 770090007

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 600-699 Sqft Source: 644 + 150 As Per Builder Exposure: E Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$535.11 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: Storage Area Lockers	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 174 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Guest Suites, Gym, Elevator Com Elem Incl: Y
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Water Body Type: Lake

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.04	x 21.98	Stainless Steel Appl Combined W/Living
2	Prim Bdrm	Main	9.02	x 10.66	Large Closet Large Window
3	2nd Br	Main	10.66	x 10.66	
4	Living	Main	10.04	x 21.98	W/O To Terrace Large Window Combined W/Kitchen
5	Bathroom	Main	0	0	4 Pc Ensuite

Client Remks: YOU HAVE NEVER SEEN A TERRACE LIKE THIS! Luxurious Newly built gorgeous unit at Riverside Square; one of the most Sought-after neighborhoods in the City of Toronto! Offering 2 bed, 1 bath, 1 parking space, New modern kitchen fully equipped. 9 Ft Ceilings with chic style exposed Concrete! Perfect layout! Enjoy with your friends and family on this private HUGE HARD-TO-FIND UNIQUE 150 sqft Terrace with Gas Line; Not offered in many other units! This building offers a fabulous outdoor pool, New fresh Guest Suites, fantastic Gym, Rooftop Terrace and so much more! Walk out of your new home to the hottest bars, shops and restaurants. Go anywhere with Public Transit! Minutes away from the Toronto Downtown Core, Beaches, Bike Trails, The DVP, King/Queen East & the 24 Hour TTC Line. Just pack your bags and move in or purchase as a great investment property making income from DAY ONE!

Inclusions: Full size Glass Top Stove and integrated Fridge, Microwave, Dishwasher, Washer & Dryer, Window Coverings & All Light fixtures. One parking spot.

Listing Contracted With: RE/MAX REALTRON REALTY INC. **Ph:** 905-764-6000

		245 Carlaw Ave 405a Toronto Ontario M4M 2S1 Toronto E01 South Riverdale Toronto % Dif: 93 Taxes: \$6,652.19 / 2025 For: Sale SPIS: No DOM: 6		Sold: \$555,000 List: \$599,900	
		Condo Apt Loft Unit#: 405a Corp#: MTCC / 1208	#Shares%: Locker#: Locker Lev/Unit: Ground Floor Locker Unit: 111 Level: 4	Rms: 3 Bedrooms: 1 Washrooms: 1 1x3	
		Dir/Cross St: Dundas and Carlaw Directions: Carlaw South of Dundas Prop Mgmt: Esbin			
MLS#: E13057878 PIN#: 122080161		Sold Date: 05/05/2026			
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Radiant / Gas Apx Age: 100+ Apx Sqft: 800-899 Lot Size Source: MPAC Sqft Source: Condo Corp Exposure: N Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$686.05 A/C: Window Unit Central Vac: No UFFI: Elev/Lift: HST Applicable to In Addition To Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Pets Allowed with Restrictions Interior Feat: Water Heater Owned, Storage		Balcony: None Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Surface / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 99 Park \$/Mo: Prk Lvl/Unit: Surface Bldg Amen: Com Elem Incl: Y	
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	28.81	x 19.29	Above Grade Window Concrete Floor Combined W/Dining
2	Kitchen	Main	10.24	x 15.85	
3	Locker	Lower	9.84	x 5.25	
Client Remks: *Property's original use was commercial and sold to a commercial buyer therefore the equivalent residential sale price is \$638,000 as the seller has to pay HST on the sale price for a residential buyer and in this case the commercial buyer paid the HST* Here is your opportunity to create your dream loft in Leslieville's legendary "Wrigley" building. One surface parking spot and a huge storage locker included in purchase price! The space is currently quite raw but does have a 3 piece bathroom w/ an enclosed shower. It also has a kitchen with a brand new stove and fridge. The space is move in ready so you could move in and renovate later. Soaring ceilings w/ fluted columns that are bathed in natural light. Owned parking for the building is on the north side so this parking lot will not be developed - the view is protected. Photos in the listing are a combination of actual and virtual staged to scale. There is currently isn't an enclosed bedroom but this could be added easily. Premium locker 50 sq ft w/ high ceilings located on first floor south corridor about half way down w/ 111 on door. Inclusions: Fridge, Stove, Light fixtures, HWT, Window AC unit					
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-465-7850					



665 Queen St E 417 Toronto Ontario M4M 0G3 Toronto E01 South Riverdale Toronto % Dif: 97 Taxes: \$2,729.79 / 2025 For: Sale SPIS: No DOM: 36			Sold: \$563,000 List: \$579,000
Condo Apt Apartment Unit#: 28 Corp#: TSCC / 3009	#Shares%: Locker#: Locker Lev/Unit: D Locker Unit: 48 Level: 4	Rms: 5 Bedrooms: 2 Washrooms: 1 1x3xFlat	
Dir/Cross St: Queen St. E & Broadview Directions: Queen St. E & Broadview Prop Mgmt: Crossbridge Condominium Services			

MLS#: E12707798 **Sold Date:** 02/24/2026
PIN#: 770090526

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Year Built: 2023 Yr Built Source: MPAC Apx Sqft: 600-699 Lot Size Source: MPAC Sqft Source: MPAC Exposure: W Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$501.63 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free Security Feat: Concierge/Security	Balcony: Jlte Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	10.63	x 10.63	Window Flr to Ceil	Juliette Balcony	West View
2	Dining	Flat	11.06	x 11.38	Combined W/Kitchen	Open Concept	Vinyl Floor
3	Kitchen	Flat	11.06	x 11.38	Combined W/Dining	Modern Kitchen	B/I Appliances
4	Prim Bdrm	Flat	10.89	x 9.02	Window Flr to Ceil	Closet	Vinyl Floor
5	2nd Br	Flat	9.22	x 10.1	Large Closet	Sliding Doors	Vinyl Floor

Client Remks: There's nothing square about Riverside Square! Except for this incredible floor plan... Looking for a condo with the perfect 2-bedroom, 1-bathroom layout and absolutely no wasted space? Come take a look at 665 Queen St. E. Suite 417 in the newest addition to the Riverside Square community. Located in the heart of the bustling Queen St. East neighbourhood of Riverside, you'll be right in the centre of it all and connected to the whole city with endless transit and cycling options. This well-designed, 660 square foot 2-bedroom unit features a floor plan that just makes sense, offering a functional layout that you will actually want to spend time and live in. Step into the bright and open concept kitchen with enough room for a proper dining table, or the option to add your own centre island that will easily become the focal point of your next dinner party. The kitchen flows seamlessly into a spacious and light-filled living room, perfect for hosting family game nights or pre-drinks before heading out to the many local restaurants and bars just outside your doorstep. Sunsets on the rooftop of the Broadview Hotel anyone? Two generously sized bedrooms with ample closet space complete this ideal condo layout. Residents of 665 Queen St. E. enjoy access to the full suite of Riverside Square amenities, including a modern fitness facility, spin studio, expansive party room, and a stunning rooftop pool with panoramic views of the city skyline. Welcome home!

Inclusions: Integrated fridge, stainless steel stove, stainless steel microwave/hood fan, integrated built-in dishwasher, all electrical light fixtures, all window coverings & stacked washer & dryer.

Listing Contracted With: REMAX CONNECT REALTY **Ph:** 416-588-8248



319 Carlaw Ave 503
Toronto Ontario M4M 0A4
 Toronto E01 South Riverdale Toronto % Dif: 96
Taxes: \$2,737 / 2025 **For:** Sale **SPIS:** No **DOM:** 43

Sold: \$575,000
List: \$599,999

Comm Element Condo **#Shares%:** **Rms:** 3
 Loft **Locker#:** **Bedrooms:** 1
Unit#: 03 **Locker Lev/Unit:** **Washrooms:** 1
Corp#: TSCC / 2236 **Locker Unit:** 1x3xFlat
Level: 05
Dir/Cross St: Dundas St & Carlaw Ave
Directions: Use GPS
Prop Mgmt: Horizon Property Management

MLS#: E12870894 **Sold Date:** 04/23/2026
PIN#: 762360071

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 11-15 Year Built: 2012 Yr Built Source: MPAC Apx Sqft: 500-599 Lot Size Source: MPAC Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$483 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: Under Contract: Other HST Applicable to Sale Price: Included In Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: Carpet Free Security Feat: Carbon Monoxide Detectors, Smoke Detector, Security System	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 0 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Bike Storage, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking, Elevator Com Elem Incl: Y
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Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to a rare opportunity to own a 1 bed, 1 bath loft with parking at the iconic Work Lofts, built in 2012 by renowned developer Lamb Development. Live amongst Canada's Film Industry in the heart of Leslieville, one of Toronto's most sought-after neighbourhoods. This loft delivers authentic urban character with modern comfort. Step inside and experience the airy, open-concept design featuring new flooring throughout and the industrial-chic aesthetic loft lovers crave. The bedroom easily accommodates a queen-size bed, offering both style and functionality. The modern kitchen is equipped with Scavelini cabinets, white stone countertops, stainless steel appliances and seamlessly flows into the living and dining area, perfect for entertaining or relaxing at home. Step out onto your private balcony and take in the expressive CN Tower views, complete with a gas BBQ included & ideal for summer evenings in the city. Residents enjoy boutique-style amenities including security system, meeting room, party room, outdoor patio, rooftop deck, bike storage, and visitor parking. Just steps from Leslieville's best cafes, parks, restaurants including The Real Jerk, Gerrard Square, and TTC (future Ontario Line), this loft offers the perfect blend of lifestyle and location. Inclusions: Gas BBQ on the balcony, stainless steel appliances, all electric light fixtures, parking spot, and bike rack Listing Contracted With: COLDWELL BANKER THE REAL ESTATE CENTRE Ph: 905-737-5700					

	246 Logan Ave 502		Sold: \$580,000
	Toronto Ontario M4M 1J2		List: \$619,900
	Toronto E01 South Riverdale Toronto % Dif: 94		
	Taxes: \$2,578.25 / 2026	For: Sale	SPIS: No
Condo Apt	#Shares%:	Rms: 4	
Apartment	Locker#: B44	Bedrooms: 1	
Unit#: 2	Locker Lev/Unit: B	Washrooms: 1	
Corp#: TSCC / 2740	Locker Unit: 44	1x4xMain	
	Level: 5		
Dir/Cross St: Queen East And Logan			
Directions: Queen East And Logan			
Prop Mgmt: icon			

MLS#: E12918224 **Sold Date:** 05/02/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$492.97	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick Front
Heat: Heat Pump / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age: 0-5	UFFI: No	Drive: Underground
Apx Sqft: 500-599	Elev/Lift: Retirement: N	Park Type: Owned
Sqft Source: Builder	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: S	Sale Price:	#: C53
Assessment:	Taxes Incl: Water Incl: Y	Park \$/Mo:
Spec Desig: Unknown	Heat Incl: Y Hydro Incl:	Prk Lvl/Unit: Level C #53
Survey Type: Unknown	Cable TV Incl: CAC Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	Com Elem Incl: Y
	Cert Level: Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Other	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	0	0	Laminate Open Concept W/O To Balcony
2	Dining	Main	0	0	Laminate Open Concept Combined W/Living
3	Kitchen	Main	0	0	Modern Kitchen Quartz Counter Stainless Steel Appl
4	Prim Bdrm	Main	0	0	Laminate Closet Organizers South View
5	Other	Main	0	0	Concrete Floor Balcony South View

Client Remks: Live Above It All in Leslieville's Premier Boutique Soft Loft! Nestled in the treetops of one of Toronto's most vibrant neighborhoods, this one-of-a-kind 1-bedroom customized soft loft perfectly blends style, comfort, and functionality. Located in a meticulously maintained boutique low-rise, professionally managed by Icon Property, the building features a dedicated on-site superintendent (Mon to Fri 10:00am-6:00pm; Sat 8:00am-12:00pm) along with nightly on-site security (Mon to Sun 11:00pm-7:00am), offering residents exceptional service and added peace of mind. Modified from the builder in preconstruction, this unit features an expanded kitchen layout with additional counter space, extra cabinetry, and enhanced storage. Steps from cafes, artisanal shops, restaurants, parks, and TTC, this sun-filled south-facing home boasts floor-to-ceiling windows, fully drywalled interiors, and an extra-wide layout designed to maximize space. The custom U-shaped kitchen showcases Corian countertops, a glass tile backsplash, full-height cabinetry, breakfast bar, gas stove, and full-sized appliances. Thoughtful upgrades continue throughout, including bedroom custom primary closet, glass shower partition with soaker tub, smooth ceilings, roller shades, and 9-foot ceilings. Step out onto the private south-facing balcony overlooking the neighboring building's green roof, offering serene leafy views while maintaining privacy. Storage is generous with an oversized locker, and secure underground parking included. Situated on the quiet side of this well-managed boutique building, residents also enjoy access to a party room terrace and conference space. Ideal for first-time homebuyers, this turnkey loft offers low maintenance fees and strong rental potential, all within a 10/10 location known for its quiet tree-lined streets, nearby parks, fantastic takeout options, and unbeatable urban convenience. This property represents a smart investment in one of Toronto's most sought after hoods.

Inclusions: Fridge, Stove, BI Dishwasher, Stacked Washer and Dryer, All Light Fixtures, Window Coverings, Owned Locker and Secure Underground Parking.

Listing Contracted With: REMAX YOUR COMMUNITY REALTY **Ph:** 416-637-8000

	1190 Dundas St E 510			Sold: \$580,000	
	Toronto Ontario M4M 0C5			List: \$599,000	
	Toronto E01 South Riverdale Toronto % Dif: 97				
	Taxes: \$2,835.37 / 2025		For: Sale		SPIS: No DOM: 56
	Condo Apt	#Shares%:		Rms: 5	
	Apartment	Locker#:		Bedrooms: 2	
	Unit#: 10	Locker Lev/Unit:		Washrooms: 1	
	Corp#: TSCC / 2493	Locker Unit:		1x3xGround	
			Level: 5		
	Dir/Cross St: Carlaw/ Dundas				
Directions: Carlaw Ave/ Dundas St. E					
Prop Mgmt: First Service Residential 416-510-8700					

MLS#: E13116022 **Sold Date:** 07/06/2026
PIN#: 764930161

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$616.51	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive:
Year Built: 2015	Elev/Lift:	Park Type: Owned
Apx Sqft: 600-699	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Lot Size Source: MPAC	Sale Price:	#: 208
Sqft Source: Floor Plan	Taxes Incl:	Park \$/Mo:
Exposure: Sw	Water Incl: Y	Prk Lvl/Unit: P3
Assessment:	Heat Incl: Y	Bldg Amen:
Spec Desig: Unknown	Hydro Incl:	Bbqs Allowed, Bike Storage, Guest Suites,
Survey Type: None	CAC Incl: Y	Gym, Party/Meeting Room, Rooftop
Phys Hdcap-Eqp:	Y Prkg Incl: Y	Deck/Garden
	Cert Level:	Com Elem Incl: Y
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Clear View, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre	
	Interior Feat: Auto Garage Door Remote, Primary Bedroom - Main Floor, Separate Hydro Meter, Built-In Oven	
	Security Feat: Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.96	x 10.5	Hardwood Floor	Open Concept	W/O To Balcony
2	Dining	Ground	14.96	x 10.5	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Ground	10.5	x 10.47	Hardwood Floor	Stainless Steel Appl	Ceramic Back Splash
4	Prim Bdrm	Ground	10.5	x 9.15	Hardwood Floor	W/W Closet	South View
5	2nd Br	Ground	9.25	x 9.12	Hardwood Floor	W/W Closet	

Client Remks: Welcome to 'The Carlaw'. Lovely Boutique Lofts in the Heart of Leslieville. A Special Lifestyle, with a tight knit Condo Community. A well laid out 2 bedroom floor plan with an unobstructed south view. 654 sq. ft. of Open Concept Living Space which is perfect for Entertaining. Large Balcony with a Gas Hookup for a BBQ. Wall to Wall Closets in both Bedrooms. Large walk in Laundry Area with Closet Space. One Parking Spot. Steps to all Trendy Shops, Restaurants, Cafes, Bakeries, Theatre and Specialty Shops that Leslieville has to offer.. 15 minute Streetcar ride to Union Station and the Financial District. Steps to the Upcoming Ontario Line. Quick drive to the DVP/QEW. Fabulous Amenities: Full Gym, Guest Suites, 24 hr. Concierge, Library, Rooftop Terrace with Communal BBQ's, and Lounge Space

Inclusions: Integrated Refrigerator, Glass Cooktop, Full size Built-In Stainless Steel Oven, Integrated B/I Dishwasher, Newer Front Load Washer/Dryer (2024)in Separate Laundry Room, Engineered Hardwood Floors All Electrical Light Fixtures, Under Counter Lighting, Quartz Caesarstone Granite Counter Tops, All Window Coverings, Brushed Concrete Ceilings, Gas Hook up for your BBQ which are allowed. One Parking Space. Some photos have been Virtually Staged

Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY **Ph:** 416-485-2299

	1190 Dundas St E 810		Sold: \$595,000
	Toronto Ontario M4M 0C5		List: \$599,999
	Toronto E01 South Riverdale Toronto % Dif: 99		
	Taxes: \$2,684.55 / 2025	For: Sale	SPIS: No
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 1 + 1	
Unit#: 10	Locker Lev/Unit:	Washrooms: 1	
Corp#: TSCC / 2493	Level 8, #34	1x3xFlat	
	Locker Unit:		
	Level: 8		
Dir/Cross St: Carlaw Avenue & Dundas Street East			
Directions: Carlaw Avenue & Dundas Street East			
Prop Mgmt: First Service Residential - Osiris (416-466-5238)			

MLS#: E12848078 **Sold Date:** 03/26/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$605.45	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age: 11-15	UFFI:	Drive:
Year Built: 2015	Elev/Lift:	Park Type: Owned
Yr Built Source: MPAC	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Apx Sqft: 600-699	Sale Price:	#: #91
Sqft Source: 611 Sqft	Taxes Incl:	Park \$/Mo:
Exposure: S	Heat Incl: Y	Prk Lvl/Unit: Level B, #128
Assessment:	Hydro Incl: Y	Bldg Amen:
Spec Desig: Unknown	Cable TV Incl: Y	Bbqs Allowed, Bike Storage, Concierge, Guest
Survey Type: None	Bldg Ins Incl: Y	Suites, Community BBQ, Elevator
Phys Hdcap-Eqp:	Prkg Incl: Y	Com Elem Incl: Y
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Electric Car Charger, Ensuite	
	Laundry, Library, Park, Pets Allowed with	
	Restrictions, Place Of Worship, Public Transit,	
	School	
	Interior Feat: Carpet Free, Separate Hydro	
	Meter	
	Security Feat: Carbon Monoxide Detectors,	
	Concierge/Security, Smoke Detector	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	10.7	x 10.6	Hardwood Floor	Open Concept	Large Window
2	Dining	Flat	10.7	x 10.6	Combined W/Living	Open Concept	Hardwood Floor
3	Kitchen	Flat	10.1	x 10.6	Stainless Steel Appl	Open Concept	Hardwood Floor
4	Br	Flat	9.19	x 10.79	Large Window	W/W Closet	Hardwood Floor
5	Den	Flat	6.99	x 8.01	Sliding Doors	Hardwood Floor	W/W Closet

Client Remks: Your Opportunity To Live In Leslieville's Jewel Boutique Condo Is Here! Only Occupied By One Resident Before, This Freshly Repainted & Professionally Cleaned South-Facing Unit Is Flooded With Natural Light Year Around! Very Functional 1 Bedroom + Den Unit Which Can Be Used As A Second Bedroom, A Guest Room, A Home Office Or Formal Dining Room. Experience Soft-Loft Living At Its Best with 9 Foot Of Exposed Concrete Ceilings & Finished Walls To Showcase Your Art Collection. The 3-Piece Bathroom Is Perfect For Quick Showers Before Unwinding With Your Favourite TV Shows! It Also Offers Enough Room To Add Storage Cabinetry By The Vanity. The Modern Kitchen With Panel-Ready Fridge, Freezer & Dishwasher Includes A Brand New Never-Used Stainless Steel Stove & Lots Of Space For A Kitchen Table Or Custom Island Of Your Choice. It Is Ideal For One's Meal Prep, Baking or Cooking To Host Friends & Family! The Bedroom Fits A Queen Sized Bed With Wall To Wall Closet For More Storage Than The Average Condo This Size. The Condo Also Includes Ensuite Laundry With Large Format Front-Load Washer & Dryer Within A Mud-Room Inspired Massive Entrance Closet. Both A Premium Storage Locker On The Same Floor & A Bicycle Locker Are Also Included! Great Amenities Include A Gym, Two Guest Suites, 24 hrs Concierge & A Rooftop Terrace With Two Napoleon Communal BBQ's, Ample Lounging Space To Dine AlFresco With A Larger Group Of Friends & Breathtaking Views Of The Lake & City Skyline! Location Is Hard To Beat With All One Needs From Dining Out, Running Errands & Public Transit At Your Fingertips. Easy Access To The Gardiner, DVP & Current Pape Subway Station Available. Savvy Buyers & Investors Will Appreciate The Future Growth In Value Being Walking Distance From The Future Subway Station, Steps Away At Gerrard & Carlaw. It's The Perfect Condo For A First-Time Home Owner, Someone Desiring A Pied-A-Terre Or Investors Alike. Super Easy to show!

Inclusions: Inclusions: Existing Appliances (Built-In Fridge, Brand New Stainless Steel Stove, Stainless Steel Microwave, Built-In Stainless Steel Dishwasher). Existing White Front Load Washer & Dryer, Existing Elf's & Existing Window Coverings.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-205-0355



201 Carlaw Ave 142 Toronto Ontario M4M 2S3 Toronto E01 South Riverdale Toronto % Dif: 92 Taxes: \$2,845.16 / 2026 For: Sale SPIS: No DOM: 11			Sold: \$600,000 List: \$649,900
Condo Apt Loft Unit#: 42 Corp#: TSCC / 2073	#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: 71 Level: 1	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Queen St. E / Carlaw Ave Directions: See Map Prop Mgmt: 360 Community Management Ltd.			

MLS#: E13136076 **Sold Date:** 05/26/2026
PIN#: 130730042

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 500-599 Lot Size Source: MPAC Sqft Source: 583 Sq Ft Interior Mpac + 200 Sq Ft Exterior Terrace Exposure: S Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$416.28 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Included In HST Applicable to Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Carpet Free, Other	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 0 Drive: None Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: \$175 Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Concierge, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	15	x 10.67	W/O To Terrace	Hardwood Floor	Combined W/Dining
2	Dining	Flat	15	x 10.67	Open Concept	Hardwood Floor	Combined W/Living
3	Kitchen	Flat	11	x 7.33	Stainless Steel Appl	Centre Island	Quartz Counter
4	Prim Bdrm	Flat	10.67	x 9.75	Hardwood Floor	Double Closet	

Client Remks: Located In The Iconic Printing Factory Lofts In The Heart Of Leslieville, This Authentic Loft-Style Residence Blends Industrial Character With Modern Comfort. Situated Within The Original Printing Factory Building, This Unique Main Floor Unit Features Two Private Entrances, Soaring 12-Ft Exposed Concrete Ceilings, Ample Natural Light, A Striking Brick Facade Feature Wall, & Hardwood Flooring Throughout. Enjoy An Impressive 200 Sq Ft South-Facing Private Terrace Surrounded By Mature Trees And Complete With A Gas Hookup - An Exceptional Space For Indoor/Outdoor Entertaining. The Spacious Open Concept Layout Includes A Modern Kitchen Complete With Quartz Countertops Featuring Full-Size Stainless Steel Appliances And A Large Centre Island With Seating, Flowing Seamlessly Into The Bright Living Area With Floor-To-Ceiling Windows And A Walk-Out To The Terrace. Generous Bedroom With Double Closet. Building Amenities Include Concierge, Party Room, Visitor Parking, & An Upcoming Library (Currently Under Construction). Multiple Parking Spots Are Typically Available For Rent Within The Building. Current Owner Has Successfully Rented A Parking Spot For \$175/Month Over The Past 5 Years. Enjoy An Unbeatable Location Just Steps To The Vibrant Shops, Restaurants, Cafes, And Amenities Of Queen St. E, Offering The Perfect Blend Of Urban Convenience And Authentic Loft Living.

Inclusions: S/S Fridge, S/S Stove/Oven, S/S Dishwasher, S/S Built-In Microwave Vent Hood. Stackable Washer & Dryer. Existing Window Coverings. Existing Electrical Light Fixtures.

Listing Contracted With: ROYAL LEPAGE ESTATE REALTY **Ph:** 416-690-2181



88 Colgate Ave 407
Toronto Ontario M4M 0A6
 Toronto E01 South Riverdale Toronto % Dif: 98
Taxes: \$2,986 / 2025 **For:** Sale **SPIS:** No **DOM:** 74
Sold: \$605,000
List: \$619,000
 Condo Apt **#Shares%:** **Rms:** 4
 Apartment **Locker#:** B119 **Bedrooms:** 1
Unit#: 7 **Locker Lev/Unit:** B **Washrooms:** 1
Corp#: TSSC / 2415 **Locker Unit:** 119 1x4xGround
Level: 4
Dir/Cross St: Queen East & Carlaw
Directions: See Map
Prop Mgmt: Nadlan-Harris Prop Mgt info@nadlan-harris.com 647-342-5822

MLS#: E12908534 **Sold Date:** 06/05/2026
PIN#: 764150110

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Other Apx Age: Year Built: 2014 Yr Built Source: MPAC Apx Sqft: 600-699 Lot Size Source: MPAC Sqft Source: per previous listings Exposure: Nw Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$579.47 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 112 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	13.78	x 12.47	Hardwood Floor	Open Concept	W/O To Balcony
2	Dining	Flat	13.78	x 12.47	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Flat	12.8	x 8.5	Stainless Steel Appl	Stone Counter	B/I Shelves
4	Br	Flat	11.68	x 9.51	W/I Closet	Hardwood Floor	W/O To Balcony

Client Remks: Not your typical 1-bedroom. Prime Leslieville location. This standout unit at Showcase Lofts delivers a rare combination of features, starting with a wider-than-average layout that offers a more functional, comfortable living space-ideal for entertaining, dining, or working from home. Modern finishes blend seamlessly with authentic loft character, including 9-ft smooth ceilings, engineered hardwood flooring, and a reclaimed brick feature wall that adds warmth and texture. The kitchen is both stylish and practical, featuring quartz countertops, stainless steel appliances, under-cabinet lighting, built-in wine rack, oversized under-mount sink, breakfast bar, and a gas stove-a true rarity. The bedroom is equally impressive with a walk-in closet, floor-to-ceiling windows, custom blinds, and a double walk-out to a large northwest-facing balcony overlooking the landscaped courtyard-quiet, private, and highly usable. Includes parking and locker. Well-managed building with full amenities: concierge, gym, party room, theatre/media room, guest suites, BBQ area, and visitor parking. Steps to Queen East's cafes, restaurants, and boutiques, with easy access to transit and the DVP. A rare opportunity for buyers seeking more than the standard layout.

Inclusions: Stainless Steel Appliances: Gas Stove, Counter-Depth Fridge, Built-in Microwave/Vent-Hood, Built-in Dishwasher, Build-in Wine-Rack, Stacked Washer & Dryer, Light-Fixtures and Custom Blinds, Reclaimed Brick Wall, Engineered Hardwood Floors.

Listing Contracted With: REAL ESTATE HOMEWARD **Ph:** 416-698-2090

	246 Logan Ave 316		Sold: \$605,000
	Toronto Ontario M4M 0E9		List: \$625,000
	Toronto E01 South Riverdale Toronto % Dif: 97		
	Taxes: \$2,926 / 2025	For: Sale	SPIS: No
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#: 28	Bedrooms: 1 + 1	
Unit#: 16	Locker Lev/Unit: P3	Washrooms: 1	
Corp#: TSCC / 2740	Locker Unit: D	1x4xMain	
	Level: 3		
Dir/Cross St: Queen St E & Logan Ave			
Directions: Queen St E & Logan Ave			
Prop Mgmt: Icon Property Management			

MLS#: E13048926 **Sold Date:** 06/09/2026
PIN#: 767400049

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$570.32	Ndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Concrete
Heat: Heat Pump / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive:
Year Built: 2019	Elev/Lift:	Park Type: Owned
Apx Sqft: 600-699	HST Applicable to: Not Subject to HST	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Sqft Source: Per builder floor plan	Sale Price:	#: 51
Exposure: N	Taxes Incl:	Park \$/Mo:
Assessment:	Heat Incl: Y	Prk Lvl/Unit: C
Spec Desig: Unknown	Hydro Incl:	Bldg Amen:
Survey Type: None	CAC Incl: Y	Com Elem Incl: Y
Phys Hdcap-Eqp:	Bldg Ins Incl: Y	
	Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	29.99	x 10.5	Laminate	Combined W/Dining	W/O To Balcony
2	Dining	Main	29.99	x 10.5	Laminate	Combined W/Living	Open Concept
3	Kitchen	Main	29.99	x 10.5	Laminate	Combined W/Dining	Updated
4	Prim Bdrm	Main	9.15	x 8.99	Laminate	His/Hers Closets	Large Window
5	Den	Main	9.15	x 6	Laminate	Separate Rm	

Client Remks: NEW PRICE! Welcome to this beautiful and meticulously maintained 1+1 bedroom condo in the heart of vibrant Leslieville at 246 Logan Avenue. Offering 626 sq ft of thoughtfully designed living space, plus a 39 sq ft private balcony, this suite perfectly blends comfort and urban convenience. The spacious den is truly bedroom-sized and features a door, making it ideal as a nursery, home office, or guest space. The unit is bright and inviting, with views overlooking lively Queen Street East, one of Toronto's most sought-after neighbourhoods. Enjoy the convenience of having parking and a locker included-rare and highly desirable in this area. Step outside to experience everything Leslieville has to offer, with an array of trendy shops, cafes, and restaurants right at your doorstep, including Starbucks located on the main floor. Perfect for professionals, singles/couples, or investors looking to be in one of the city's most dynamic communities.

Inclusions: Existing: Kitchen island, fridge, stove, B/I dishwasher, microwave, stacking washer/dryer, all ELFs, all window coverings, bookshelves in living room, CUSTOM balcony furniture.

Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY **Ph:** 416-231-5000

	275 Broadview Ave 173 Toronto Ontario M4M 3H5 Toronto E01 South Riverdale Toronto % Dif: 102 Taxes: \$3,506 / 2025 For: Sale SPIS: No DOM: 21		Sold: \$610,000 List: \$599,900
	Condo Townhouse 3-Storey Unit#: 173 Corp#: MTC / 564	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 1	Rms: 7 + 1 Bedrooms: 3 + 0 Washrooms: 1 1x4x2nd
Dir/Cross St: Gerrard & Broadview Directions: Gerrard to Broadview Prop Mgmt: Shiu Pong Management Company.			

MLS#: E13090394 **Sold Date:** 05/27/2026
PIN#: 115640162

Kitchens: 1 + 0 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 1979 Yr Built Source: MPAC Apx Sqft: 900-999 Lot Size Source: MPAC Sqft Source: MPAC Exposure: S Assessment: 2025 Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$403 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Under Contract: Hot Water Heater HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: None Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Dining	Main	9.58	x 8.66	
2	Kitchen	Main	7.19	x 8.43	
3	Living	Main	12.11	x 12.04	
4	Prim Bdrm	2nd	12.37	x 11.98	Closet
5	Bathroom	2nd	6.92	x 5.22	4 Pc Bath
6	2nd Br	2nd	8.07	x 12.01	
7	3rd Br	3rd	10.43	x 8.89	
8	Utility	Bsmt	13.22	x 12.07	Combined W/Laundry

Client Remks: Welcome to Unit 173 at 275 Broadview Avenue, a charming condo townhome offering a comfortable and practical lifestyle in one of Toronto's most vibrant east-end communities. This home features three well-sized bedrooms and a full bathroom, making it an ideal fit for families, first-time buyers, or those looking to downsize without sacrificing space. The layout is functional and inviting, with plenty of natural light throughout, while the private fenced backyard provides a rare opportunity to create your own outdoor retreat, whether for gardening, entertaining, or simply relaxing. The home also includes a single-car attached garage, giving you the convenience of secure parking and additional storage, while making everyday living that much easier. Situated in the lively Riverside and South Riverdale area, you're just minutes from the eclectic shops, cafes, and restaurants along Queen Street East, as well as scenic walks and bike trails near the Don Valley and the waterfront. With easy access to public transit, downtown Toronto is just a short commute away, making this location perfect for those who want to stay connected to the city while enjoying a neighbourhood feel. This is an excellent opportunity to own a home in a well-established, sought-after community with plenty of character and growth.

Inclusions: Fridge, stove, washer, dryer.

Listing Contracted With: Gordons Real Estate Brokerage Ltd. **Ph:** 613-961-7245



88 Colgate Ave PH28
Toronto Ontario M4M 0A6
 Toronto E01 South Riverdale Toronto % Dif: 94
Taxes: \$3,167.16 / 2025 **For:** Sale **SPIS:** No **DOM:** 36
Sold: \$620,000
List: \$660,000
 Condo Apt **#Shares%:** **Rms:** 3
 Apartment **Locker#:** **Bedrooms:** 1
Unit#: 27 **Locker Lev/Unit:** A **Washrooms:** 1
Corp#: TSCC / 2145 **Locker Unit:** 171 1x4xFlat
Level: 07
Dir/Cross St: Carlaw & Queen St E
Directions: Carlaw & Queen St E
Prop Mgmt: Nadlan-Harris Property Management

MLS#: E12886550 **Sold Date:** 04/21/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$584.44 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: A/60 Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	8.99	x 7.51	Stainless Steel Appl Open Concept Breakfast Bar
2	Living	Flat	17.65	x 10.01	Open Concept Skylight W/O To Balcony
3	Br	Flat	12.34	x 9.32	W/O To Balcony Window Flr to Ceil Closet

Client Remks: Welcome to penthouse living at Showcase Lofts in the heart of vibrant Leslieville. This beautifully updated 1-bedroom, 1-bathroom suite offers a perfect blend of loft-style character and modern comfort, featuring eco-engineered, hardwood flooring throughout and a striking exposed brick feature wall that adds warmth and personality. The chef's kitchen is designed to impress, featuring a gas stove, oversized stainless steel undermount sink, and a large breakfast bar-perfect for cooking and entertaining. Ample kitchen cabinet space and storage throughout ensures that everything has its place, while the spacious bedroom boasts floor-to-ceiling windows that fill the space with natural light. Located on the penthouse level, this unique suite also features a rare skylight and unobstructed west-facing views of the city skyline, creating a bright and airy living environment throughout the day. The open living room offers the perfect place to relax at the end of the day, entertain friends for dinner with room for a dining table, or have room to work from home. This condo includes a parking space, locker, and bike storage - an exceptional bonus for city living. Residents of Showcase Lofts enjoy fantastic amenities, including a large fitness centre, party room, BBQ area with outdoor space, guest suite, concierge service, and guest parking. Perfectly situated in the centre of Leslieville, you're just steps from incredible restaurants, local cafes, boutique shops, and the TTC, with easy access to the DVP for a quick commute. Experience the best of loft living in one of Toronto's most sought-after neighbourhoods.

Inclusions: Incl: All appliances, window coverings (including sun shade in living room) and light fixtures not belonging to stager, and Nest thermostat

Listing Contracted With: PSR **Ph:** 416-360-0688

	1285 Queen St E 512 Toronto Ontario M4L 1C2 Toronto E01 Greenwood-Coxwell Toronto % Dif: 92 Taxes: \$3,596.99 / 2025 For: Sale SPIS: No DOM: 30			Sold: \$629,000 List: \$684,900
	Condo Apt Apartment Unit#: 12 Corp#: TSCC / 3051	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 5	Rms: 6 Bedrooms: 2 Washrooms: 2 1x4xFlat, 1x3xFlat	Dir/Cross St: Queen S. E & Leslie St Directions: Queen S. E & Leslie St Prop Mgmt: Queen Leslie Developments Limited

MLS#: E12800718 **Sold Date:** 03/20/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Grnd Srce Apx Age: New Year Built: 2024 Apx Sqft: 600-699 Sqft Source: Builder Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$627.71 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete / Metal/Side Gar/Gar Spcs: Underground / 0 Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Exercise Room, Media Room, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	21.49	x 13.71	Combined W/Dining Large Window W/O To Terrace
2	Kitchen	Flat	0	0	Combined W/Dining
3	Dining	Flat	0	0	Combined W/Living Large Window W/O To Terrace
4	Prim Bdrm	Flat	9.81	x 9.02	4 Pc Ensuite Large Closet Window Flr to Ceil
5	2nd Br	Flat	7.61	x 8.79	Closet Laminate Window Flr to Ceil
6	Bathroom		0	0	

Client Remks: Welcome to The Poet, a contemporary boutique condo community set in the centre of Leslieville. This brand-new 2-bedroom suite offers 650 sq ft of smart, efficient living space plus an impressive 135 sq ft south-facing terrace with sweeping city views and abundant natural light. The interior is finished with thoughtful upgrades, including 9 ft smooth ceilings, wide-plank contemporary flooring, full-size integrated European appliances, soft-close designer cabinetry, custom built-in shelving, and floor-to-ceiling windows throughout. The spacious terrace is accessible directly from the living area, creating an ideal indoor-outdoor flow. Residents enjoy premium amenities such as a rooftop Sky Garden with BBQs and lounge seating, a pet spa, a fully equipped fitness centre, and an elegant party room. Perfectly positioned with TTC streetcar service at your doorstep and backing onto a park, this boutique building offers an elevated lifestyle in one of Toronto's most vibrant neighbourhoods. This never-occupied builder inventory unit includes full Tarion warranty. **HST-included, net of rebate**

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-486-5588



245 Carlaw Ave 404A
Toronto Ontario M4M 2S1
 Toronto E01 South Riverdale Toronto % Dif: 102
Taxes: \$3,728.12 / 2026 **For:** Sale **SPIS:** No **DOM:** 1
Sold: \$640,000
List: \$629,000
 Condo Apt **#Shares%:** **Rms:** 6
 Apartment **Locker#:** **Bedrooms:** 1
Unit#: 5 **Locker Lev/Unit:** **Washrooms:** 1
Corp#: MTCC / 1208 **Locker Unit:** 1x3
Level: 4
Dir/Cross St: Queen St East and Carlaw Ave
Directions: North of Queen Street East on Carlaw Ave
Prop Mgmt: The Esbin Property Management Inc. 416-928-5107

MLS#: E13453514 **Sold Date:** 06/17/2026
PIN#: 122080158

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Water / Gas Apx Age: Year Built: 1915 Apx Sqft: 800-899 Sqft Source: Floor plans Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$627.41 A/C: None Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre Interior Feat: Carpet Free, Water Heater Owned	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 70 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	25.82	x 19.32	Combined W/Dining Open Concept Large Window
2	Dining	Main	25.82	x 19.32	Combined W/Living Concrete Floor Open Concept
3	Prim Bdrm	Main	25.82	x 19.32	Combined W/Living Large Window Open Concept
4	Kitchen	Main	17.42	x 10.33	Open Concept Eat-In Kitchen Modern Kitchen
5	Laundry	Main	8.83	x 8.66	
6	Foyer	Main	12.66	x 4	Concrete Floor

Client Remks: Welcome to the Iconic Wrigley Lofts! One of Toronto's most Famous and Historical Authentic loft buildings. With the original Industrial character maintained, come and be inspired by this unique and creative space. Enjoy stunning natural light from a wall of original metal-framed warehouse windows. Revel in the concrete fluted columns, polished concrete floors, renovated chef's kitchen, sophisticated open concept living, and jaw-dropping 13.5 ft ceilings. Entertain your friends in an authentic New York-style loft with gated freight elevators, exposed bricks, exposed pipes, and a Beaux-Arts architectural exterior from 1916. Although surface parking is included, this condo is so perfectly located that all the best of Leslieville is a short walk away. Delight in summertime reading or picnics in a shaded, outdoor, sunken, private patio. Steps away from the streetcar with quick access to downtown, DVP, and the Danforth. Hard loft living at its finest. **Air Conditioning is allowed via portable and sleeve-type units. The current portable air conditioning unit was removed when the seller vacated the unit.

Inclusions: Fridge, stove, Dishwasher, Washer & Dryer, All Electrical Lighting Fixtures and One parking space.
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-462-1888



150 Logan Ave 535 Toronto Ontario M4M 0E4 Toronto E01 South Riverdale Toronto % Dif: 94 Taxes: \$3,190.19 / 2026 For: Sale SPIS: No DOM: 19		
Comm Element Condo Loft Unit#: 35 Corp#: TSCC / 2985	#Shares%: Locker#: 22 Locker Lev/Unit: P1 Locker Unit: 2 Level: 5	Rms: 6 Bedrooms: 2 Washrooms: 2 1x3xMain, 1x4xMain
Dir/Cross St: Eastern and Logan Directions: South of Queen St E on Logan Prop Mgmt: Del Property Management		

MLS#: E12825646 **Sold Date:** 03/18/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Year Built: 2023 Apx Sqft: 600-699 Sqft Source: 657 Sq/Ft Plus 60 Sq/Ft Balcony Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$535.03 A/C: Central Air Central Vac: No UFFI: No Elev/Lift: Retirement: HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: No GreenPIS: No Prop Feat: Clear View, Ensuite Laundry, Level, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Built-In Oven, Carpet Free, Primary Bedroom - Main Floor, Storage Area Lockers, Trash Compactor	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Private Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 72 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Bike Storage, Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.99	x 10.33	Hardwood Floor Window Flr to Ceil Balcony
2	Kitchen	Main	11.52	x 10.33	Hardwood Floor Combined W/Dining Panelled
3	Dining	Main	11.52	x 9.84	Hardwood Floor Combined W/Kitchen Breakfast Bar
4	Prim Bdrm	Main	12.99	x 9.15	Hardwood Floor Window Flr to Ceil 3 Pc Ensuite
5	2nd Br	Main	13.06	x 9.15	Hardwood Floor Window Flr to Ceil Sliding Doors
6	Laundry	Main	4.59	x 6.56	Hardwood Floor Separate Rm

Client Remks: Welcome to one of Leslieville's most coveted addresses - where history, architecture, and modern design come together seamlessly. This beautifully appointed suite delivers the character loft buyers are searching for, with soaring ceilings, expansive warehouse-style windows, and rich industrial details that define true soft-loft living. Natural light pours through oversized windows, filling the space from morning to evening and enhancing the open-concept layout. Exposed concrete ceilings, warm finishes, and clean contemporary lines create the perfect balance of edge and elegance. The thoughtfully designed floor plan maximizes both flow and function, offering generous principal rooms with ample space to entertain, work from home, or simply unwind. The kitchen anchors the living space with sleek cabinetry and quality finishes that have been fully upgraded, while the airy proportions throughout make the home feel far larger than its footprint. Set in the heart of vibrant Leslieville, you're steps to Queen Street's cafes, restaurants, boutiques, and transit - yet tucked into a building that feels private, established, and architecturally significant. For buyers seeking an authentic soft loft with character, light, and lifestyle - this is the one.

Inclusions: Existing Stove, Dishwasher, Fridge, washer, dryer, all Elfs
Listing Contracted With: SAGE REAL ESTATE LIMITED **Ph:** 416-483-8000



42 Boston Ave 2 Toronto Ontario M4M 2T9 Toronto E01 South Riverdale Toronto % Dif: 99 Taxes: \$2,925.85 / 2025 For: Sale SPIS: No DOM: 14			Sold: \$658,000 List: \$668,000
Condo Townhouse Apartment Unit#: 11 Corp#: TSCC / 2073	#Shares%: Locker#: Locker Lev/Unit: C Locker Unit: 125 Level: A	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xMain	
Dir/Cross St: Queen St E & Leslie Directions: Queen St E & Leslie Prop Mgmt: 360 Community Management Ltd. (Adrian Sebu 647-340-4291)			

MLS#: E13113100 **Sold Date:** 05/25/2026
PIN#: 130730271

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: 667 sqf + 257 sqf Terr Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$464.32 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: Carpet Free, Other, Water Heater, Water Heater Owned Security Feat: Security Guard	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Rental Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: \$175 Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Concierge, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.36	x 14.76	Hardwood Floor	Window Flr to Ceil	W/O To Terrace
2	Dining	Main	17.36	x 14.76	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	9.68	x 8.83	Hardwood Floor	Backsplash	Stainless Steel Appl
4	Prim Bdrm	Main	12.24	x 10.43	Hardwood Floor	Large Closet	Large Window

Client Remks: Modern one story townhouse at The Printing Factory Lofts in the heart of Leslieville. This bright west-facing ground-level 1-bedroom suite features a smart open-concept layout with 9-ft ceilings, floor-to-ceiling windows, new floors, granite countertops, stainless steel appliances, shaker cabinetry, upgraded bath finishes, and custom built-in storage throughout. New fridge, new washer/dryer. Enjoy the convenience of a separate private entrance - i.e. no waiting for elevators! Step outside to the stunning 250+ sq ft landscaped terrace - an incredibly quiet and tranquil outdoor retreat, perfect for entertaining, relaxing, or summer BBQs. Steps to Queen East's cafes, restaurants, boutiques, parks, beaches, trails, and 24-hour transit, with easy DVP access. 99 Walk Score! Stylish, functional, and perfectly located in one of Toronto's most sought-after neighbourhoods. Offers Anytime!

Inclusions: Stainless Steel fridge, stove, dishwasher, microwave/range hood, washer, dryer, tankless hwt, ELF, window coverings, 3x rectangular planters on patio

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-465-7527



275 Broadview Ave 123 Toronto Ontario M4M 3H5 Toronto E01 South Riverdale Toronto % Dif: 96 Taxes: \$3,506 / 2025 For: Sale SPIS: No DOM: 20			Sold: \$670,000 List: \$695,000
Condo Townhouse 2-Storey Unit#: 137 Corp#: MTCC- / 564	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 1	Rms: 5 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Broadview and Gerrard Directions: 404 exit Bloor St. E, then go south on Broadview Prop Mgmt: Shiu Pong Management Limited			

MLS#: E13137818 **Sold Date:** 06/04/2026
PIN#: 115640137

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 31-50 Year Built: 1979 Yr Built Source: MPAC Apx Sqft: 900-999 Lot Size Source: MPAC Sqft Source: MPAC Exposure: E Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$403 A/C: Central Air Central Vac: No UFFI: Elev/Lift: No Retirement: N Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: None Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Urban convenience meets quiet comfort at 275 Broadview Avenue. This condo townhouse is ideally located steps to transit and city amenities, yet nestled inside an exclusive enclave of townhomes set away from the main road for added privacy and tranquility. Enjoy the best of both worlds - quick access to downtown living while coming home to a calm, tucked-away residential setting. Close to the upscale shopping on Bloor St. Walking distance to Elementary and High School, walking distance to restaurants representing various cultures. Inclusions: All kitchen appliances, washer and dryer					
Listing Contracted With: HOMELIFE LANDMARK REALTY INC. Ph: 905-305-1600					



1238 Dundas St E 607 Toronto Ontario M4M 1S3 Toronto E01 South Riverdale Toronto % Dif: 96 Taxes: \$3,167.16 / 2025 For: Sale SPIS: No DOM: 37		
Condo Apt Loft Unit#: 7 Corp#: TSCC / 2524	#Shares%: Locker#: Locker Lev/Unit: B Locker Unit: 109 Level: 5	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4xFlat, 1x3
Dir/Cross St: Dundas/Carlaw Directions: n/a Prop Mgmt: Crossbridge Condominium Services		

MLS#: E12892304 **Sold Date:** 04/23/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: Bp's Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$652.30 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Public Transit Interior Feat: Other Security Feat: Security Guard	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: B/20 Bldg Amen: Bbqs Allowed, Bike Storage, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	13.09	x 10.99	W/O To Balcony	South View	Combined W/Dining
2	Dining	Flat	13.09	x 10.99	Combined W/Living	Open Concept	
3	Kitchen	Flat	8.4	x 7.02	Modern Kitchen	Stainless Steel Appl	Open Concept
4	Br	Flat	14.01	x 8.1	South View	3 Pc Ensuite	
5	2nd Br	Flat	9.09	x 9.42	Double Closet		

Client Remks: ** Taylor Lofts ** Bright South Facing 2 Bdrm + 2 Bath + Balcony + Pkg + Locker In Sought After Boutique Loft! Features include Large South Facing 150 Sf Private Balcony, 10 Ft High Exposed Concrete Ceilings, Sliding Glass Doors & Open Concept Modern Kitchen With Quartz Counters & Black Glass Back splash. Also includes 1 Secure Underground Parking + ! Storage Locker & 2 Bike Racks.
Inclusions: S/S (Fridge, Stove, B/I Micro), B/I Dw, W/D, Wdw Cvgs And Elfs
Listing Contracted With: TORONTO LOFTS REALTY CORP. **Ph:** 416-538-5638



74 Munro St Unit 4
Toronto Ontario M4M 2S9
 Toronto E01 South Riverdale Toronto % Dif: 97
Taxes: \$3,416 / 2025 **For:** Sale **SPIS:** No **DOM:** 35
Sold: \$680,000
List: \$699,900
 Condo Townhouse **#Shares%:** **Rms:** 5
 2-Storey **Locker#:** **Bedrooms:** 2
Unit#: UNIT **Locker Lev/Unit:** Level A **Washrooms:** 2
Corp#: TSCC / 2065 **Locker Unit:** 260 1x2xMain, 1x4xUpper
Level: 2
Dir/Cross St: Dundas & Broadview
Directions: South of Dundas, second block east of DVP, in the middle of Munro St.
Prop Mgmt: Meritus Group Management Inc.(905) 275-9575

MLS#: E12715098 **Sold Date:** 02/24/2026
PIN#: 130650176

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 11-15 Apx Sqft: 900-999 Sqft Source: per builder Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$682.48 A/C: Central Air Central Vac: No UFFI: Elev/Lift: No Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, River/Stream, School, Terraced Interior Feat: Countertop Range, On Demand Water Heater	Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: UNIT 95 Park \$/Mo: Prk Lvl/Unit: LEVEL A Bldg Amen: Bbqs Allowed, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.09	x 12.01	Combined W/Dining	Laminate	West View
2	Dining	Main	17.09	x 12.01	Combined W/Living	Carpet Free	Large Window
3	Kitchen	Main	11.42	x 7.41	Marble Counter	Stainless Steel Appl	Pantry
4	Br	Upper	14.21	x 7.91	Closet	Window	West View
5	Br	Upper	12.5	x 8.99	Closet	Window	West View

Client Remks: 2 Bedrooms stacked townhome with 2-storey in quiet location at Dundas East and DVP. Facing west flooded with natural light plus a 259sf roof top terrace with bbq hookup. This layout creates clear boundaries between entertaining areas and sleeping spaces. It also suits work-from-home arrangements with the separated floor to support dedicated home offices and a quiet private space. Brand new laminate floor in living room, kitchen and hallway throughout. Granite countertops and storage in the kitchen. Freshly painted for the whole unit. Tankless combi-boiler is owned, no monthly rental fee for the water heater. The maintenance fee includes high speed fiber internet/water/parking/locker and common elements. 24 Hours ttc, Dundas/Queen/King street cars are on doorsteps. Walking distance to downtown, beaches and Leslieville. Front load washer & dryer. Central A/C. Status certificate will be provided upon request.
Inclusions: 1 Parking Lot #95, 1 Locker #260, Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Light Fixtures.
Listing Contracted With: MASTER'S TRUST REALTY INC. **Ph:** 905-940-8996



275 Broadview Ave 149 Toronto Ontario M4M 3H5 Toronto E01 South Riverdale Toronto % Dif: 98 Taxes: \$3,300 / 2025 For: Sale SPIS: No DOM: 70			Sold: \$687,500 List: \$699,900
Condo Townhouse 3-Storey Unit#: 150 Corp#: MTCC / 564	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 1	Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	
Dir/Cross St: North of Dundas E on east side of Broadview ave Directions: North of Dundas E on east side of Broadview ave Prop Mgmt: Shiu Pong Management Comp			

MLS#: E12901244 **Sold Date:** 05/28/2026
PIN#: 115640150

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 900-999 Roof: Asphalt Shingle Sqft Source: Other Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$400 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Pets Allowed with Restrictions Interior Feat: Other	Balcony: None Ens Lndry: Lndy Lev: Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to Unit 149 at 275 Broadview Avenue - a stylish three-storey townhouse offering modern curb appeal and a sleek, contemporary interior. This bright and well-lit home features a functional galley kitchen with ample cabinetry, and pot lights throughout, creating a clean, carpet-free living space that's both practical and inviting. The home offers three well-sized bedrooms and two bathrooms, ideal for families, professionals, or those seeking flexible living space. Step outside to enjoy your own private patio-perfect for relaxing or entertaining-with the added bonus of BBQs permitted. Located just minutes from the vibrant Distillery District, you'll have easy access to some of the city's best restaurants, entertainment, and cultural attractions, including Royal Ontario Museum and the scenic Lake Ontario shoreline. Commuters will appreciate proximity to major highways and public transit, while families benefit from nearby schools, playgrounds, and places of worship. This well-appointed townhouse also includes in-suite laundry (washer & dryer), stove, and range hood, along with visitor parking for added convenience-making it an excellent opportunity to enjoy modern urban living in a prime Toronto location. Inclusions: Dryer, Range Hood, Stove, Washer					
Listing Contracted With: SHAW REALTY GROUP INC. Ph: 800-764-8138					

	817 Dundas St E 4		Sold: \$696,000
	Toronto Ontario M4M 1P9		List: \$709,900
	Toronto E01 South Riverdale Toronto % Dif: 98		
	Taxes: \$3,333 / 2025	For: Sale	SPIS: No
Condo Townhouse	#Shares%:	Rms: 5	
3-Storey	Locker#:	Bedrooms: 2	
Unit#: 5	Locker Lev/Unit:	Washrooms: 2	
Corp#: TSCC / 2065	Locker Unit:	1x4x2nd, 1x2xMain	
	Level: 2		
Dir/Cross St: Broadview & Dundas			
Directions: West of Broadview & Dundas			
Prop Mgmt: Meritus			

MLS#: E12874608 **Sold Date:** 03/25/2026
PIN#: 130650053

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: Y	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$644.72	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age: 16-30	UFFI:	Drive: Underground
Year Built: 2009	Elev/Lift:	Park Type: Owned
Yr Built Source: MPAC	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Apx Sqft: 800-899	Sale Price:	#: P146
Foundation: Concrete	Taxes Incl:	Park \$/Mo:
Sqft Source: MPAC	Heat Incl:	Prk Lvl/Unit: Lvl A - #146
Exposure: N	Cable TV Incl:	Bldg Amen:
Assessment:	Bldg Ins Incl: Y Prkg Incl: Y	Bbqs Allowed, Rooftop Deck/Garden, Visitor
Spec Desig: Unknown	Cert Level:	Parking
Survey Type: None	GreenPIS:	Com Elem Incl: Y
Phys Hdcap-Eqp:	Prop Feat: Ensuite Laundry, Family Room, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, Rec Centre, School	
	Exterior Feat: Deck	
	Interior Feat: Storage, Water Heater Owned	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.83	x 10.01	Pantry	Breakfast Bar	Laminate
2	Dining	Main	8.6	x 9.09	Combined W/Living	Large Window	Laminate
3	Living	Main	9.58	x 8.1	Combined W/Dining	Laminate	
4	Prim Bdrm	2nd	11.48	x 9.09	Large Closet	Closet Organizers	Broadloom
5	2nd Br	2nd	8.5	x 7.78	Closet	Broadloom	
6	Other	3rd	20.44	x 17.22			

Client Remks: -- Two neighbourhoods. One address. -- Tucked at the boundary of Riverdale and Riverside - two of Toronto's most liveable east-end communities - this 2-bed, 2-bath stacked townhouse gives you the footprint and the feel of a real home, without the price tag of a freehold. The layout is the story here. -- A proper living room and a proper dining room-not the usual either/or squeeze of a flat-anchor this space. It includes a kitchen with a dedicated pantry, a main-floor powder room, and more storage than you'll know what to do with (kitchen pantry, large closet on the main floor, linen closet upstairs, and a massive storage area under the second-floor staircase). In-suite laundry is on the upper level, where you want it. And the HVAC and hot water tank, are owned-no rental contracts, no monthly surprises. -- Up top: a rooftop terrace at just under 300 square feet. Morning coffee, evening wind-down, or a summer BBQ (incl. a gas line) - it's yours. -- Step outside and the neighbourhood does the rest. Dundas streetcar at your door. -- The Lower Don Trail a short walk away. Riverdale Park, Corktown Common, and the Pam McConnell Aquatic Centre all in your orbit. Cherry Beach and Evergreen Brick Works are a 15-minute bike ride. The Broadview Hotel and Bevy are your locals. The DVP is moments away when you need it. Urban families, downsizers, or the "work from home" set hold onto this kind of unit - or move up to when the condo isn't cutting it anymore. -- One parking spot plus visitor parking. Everything you need to stay in the city you love.

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, all existing light fixtures, all existing window coverings, patio floor tiles, patio furniture, tv+bracket in primary bedroom, owned HVAC equipment, owned hot water tank.

Listing Contracted With: SAGE REAL ESTATE LIMITED **Ph:** 416-483-8000



275 Broadview Ave 159 Toronto Ontario M4M 3H5 Toronto E01 South Riverdale Toronto % Dif: 99 Taxes: \$3,582 / 2025 For: Sale SPIS: No DOM: 54			Sold: \$699,000 List: \$709,000
Condo Townhouse 3-Storey Unit#: 155 Corp#: MTCC / 564	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 1	Rms: 7 Bedrooms: 3 Washrooms: 1 1x3x2nd	
Dir/Cross St: Gerrard & Broadview Directions: Gerrard & Broadview Prop Mgmt: Shiu Pong Management Company			

MLS#: E13033302 **Sold Date:** 06/15/2026
PIN#: 115640155

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air, Heat Pump / Electric, Gas Apx Age: Year Built: 1979 Yr Built Source: MPAC Apx Sqft: 900-999 Lot Size Source: MPAC Sqft Source: MPAC Exposure: W Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$403 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free, Auto Garage Door Remote	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Attached / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Visitor Parking Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome To 159-275 Broadview Ave-A Beautifully Updated Townhouse In The Heart Of South Riverdale! Bright, Functional Layout With Spacious Living & Dining Areas Ideal For Entertaining. Renovated Kitchen With Quartz Countertops & Modern Finishes. Pot Lights Throughout & Smooth Ceilings (No Popcorn) For A Clean, Contemporary Feel. Features 3 Generous Bedrooms, Open-Concept Living, And An Attached Garage With Automatic Garage Door Opener. Enjoy A Private, Tiled Backyard-Low Maintenance, No Grass, Just Relax Or Entertain. Unfinished Basement With Potential For A Second Bathroom. Energy-Efficient Heat Pump (2023). Perfect For First-Time Buyers-Pay Condo Pricing While Enjoying The Space And Feel Of A House. Steps To Riverdale Park With Iconic Skyline Views And Positioned Between Two Future Ontario Line Subway Stations. Easy Access To The DVP, Transit, Grocery Stores, Parks, Library & Trendy Restaurants & Cafes. Move-In Ready! Inclusions: Fridge, Washer, Dryer, Dishwasher, All Electric Light Fixtures Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY Ph: 416-465-4545					



29 Frances Loring Lane 5 Toronto Ontario M4M 3E8 Toronto E01 South Riverdale Toronto % Dif: 98 Taxes: \$3,416.02 / 2025 For: Sale SPIS: No DOM: 17		
Condo Townhouse 3-Storey Unit#: 86 Corp#: TSCP / 2065	#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: 2 Level: 1	Rms: 6 Bedrooms: 2 Washrooms: 2 1x2xMain, 1x4x2nd
Dir/Cross St: Dundas & Broadview Directions: Dundas & Broadview Prop Mgmt: Meritus Group 905-275-9575		

MLS#: E13109962 **Sold Date:** 05/28/2026
PIN#: 130650134

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: FLR PLans Exposure: E Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$682.48 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: None	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: A/140 Bldg Amen: Com Elem Incl: Y
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.06	x 8.66	Laminate	Combined W/Dining	Open Concept
2	Dining	Main	17.06	x 11.98	Laminate	Combined W/Living	Open Concept
3	Kitchen	Main	11.35	x 7.38	Ceramic Floor	Stainless Steel Appl	Pantry
4	Br	2nd	12.5	x 8.99	Laminate	Closet	Window
5	2nd Br	2nd	14.14	x 7.91	Laminate	Closet	Window
6	Rec	3rd	16.08	x 12.99	W/O To Terrace	East View	

Client Remks: Move into South Riverdale in this Stunning 3-Storey Modern Townhome with panoramic roof top terrace! This 2 bedroom, 2 bathroom townhome has everything you want and is nestled in a quiet, family-friendly enclave of South Riverdale. Leave your coat at the door and walk into the open concept living and dining space filled with natural light. The kitchen boasts stainless steel appliances and a rare walk in pantry for ample storage and cooking and a conveniently located powder room makes entertaining friends and family effortless. On the second floor you'll find two well appointed bedrooms and a private four piece bath and to top it all off (pun intended) is a huge rooftop east-facing terrace in perfect time for summer sun and evening entertaining. Included with the property is an underground parking space and locker, while maintenance fees include water, building insurance, parking, common elements, and internet! Located just steps from the trendy shops and restaurants of Leslieville and Riverside, and only minutes from the Canary District, Distillery District, Beaches, and Danforth, you're at the center of it all! Easy access to the DVP and Gardiner Expressway, with public transit practically at your doorstep. This is the perfect starter home for those seeking a combination of urban living, comfort, and style in one of Toronto's most coveted neighborhoods.

Inclusions: Stainless Steel Fridge, Stove, Microwave, Dishwasher, Washer and Dryer.
Listing Contracted With: BOSLEY - TORONTO REALTY GROUP INC. **Ph:** 416-642-2660

	201 Carlaw Ave 411 Toronto Ontario M4M 2S3 Toronto E01 South Riverdale Toronto % Dif: 99 Taxes: \$3,258 / 2025 For: Sale SPIS: No DOM: 18		Sold: \$705,000 List: \$715,000				
	Condo Apt Loft Unit#: 11 Corp#: TSCC / 2073	#Shares%: Locker#: Locker Lev/Unit: Level 2 Locker Unit: Unit Level: 4	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xFlat				
	Dir/Cross St: Queen St E & Carlaw Ave Directions: From Queen St E: north on Carlaw Ave, east on Dundas St E, south on Boston Ave (park on Boston) Prop Mgmt: 360 Community Management Ltd						
	MLS#: E12994586 Sold Date: 05/02/2026 PIN#: 130730185						
	Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 2010 Yr Built Source: MPAC Apx Sqft: 700-799 Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$589.20 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: Open Floor Plan Accessibility Feat: HST Applicable to Included In Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Carpet Free, Primary Bedroom - Main Floor Security Feat: Security System, Security Guard	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level B, Unit 2 Bldg Amen: Bbqs Allowed, Concierge, Party/Meeting Room, Visitor Parking Com Elem Incl: Y				
# Room Level Length (ft) Width (ft) Description							
1	Living	Flat	12.75	x 19.25	Concrete Floor	Open Concept	W/O To Balcony
2	Dining	Flat	12.75	x 19.25	Concrete Floor	Open Concept	Combined W/Living
3	Kitchen	Flat	8.83	x 19.17	Centre Island	Stainless Steel Appl	Breakfast Bar
4	Br	Flat	8.25	x 11.58	Concrete Floor	Mirrored Closet	Sliding Doors
5	Bathroom	Flat	5.75	x 11.58	4 Pc Bath	Soaker	Tile Floor
6	Foyer	Flat	19.08	x 4	Concrete Floor	Closet	
7	Other	Flat	5.83	x 19.42	South View		
Client Remks: Welcome to The Printing Factory Lofts in the heart of Leslieville, Toronto's east-end neighbourhood known for its independent spirit, vibrant Queen Street corridor, and authentic hard loft conversions. This south-facing 1 bedroom, 1 bathroom residence offers over 700 square feet of thoughtfully designed living space in one of the area's most coveted industrial buildings. Inside, original green stained concrete floors ground the space in true hard loft character. A soaring heritage pillar is revealed as you move through the unit, intentionally positioned to let the layout unfold with subtle architectural drama. The updated kitchen and modernized bathroom feature clean, contemporary finishes that contrast beautifully with the building's industrial roots. Nothing to renovate. Nothing to rethink. Just move in. Living here means stepping directly into the rhythm of Leslieville. Morning runs to Woodbine Beach. Winter skating at nearby neighbourhood parks. Swim at local community pools. Patio evenings along Queen Street East. A two-minute walk to Crow's Theatre. Quick streetcar access downtown and easy routes out of the city via the DVP and Lakeshore. Ideal for young professionals seeking a stylish Toronto hard loft with downtown access, or for end users who value authentic architecture, community energy, and lifestyle over cookie-cutter condo living. This is for buyers who understand that location is not just proximity. It is immersion. This is where Leslieville actually happens. Inclusions: Existing stainless steel: fridge, stove, dishwasher, microwave/hood vent. Washer and dryer, all electrical light fixtures.							
Listing Contracted With: SAGE REAL ESTATE LIMITED Ph: 416-483-8000							



82 Munro St 1 Toronto Ontario M4M 2S9 Toronto E01 South Riverdale Toronto % Dif: 99 Taxes: \$3,438.64 / 2025 For: Sale SPIS: No DOM: 16		
Condo Townhouse Stacked Townhse Unit#: 92 Corp#: TSCC / 2065	#Shares%: Locker#: 266 Locker Lev/Unit: Level A Locker Unit: Level: 2	Rms: 6 Bedrooms: 2 Washrooms: 2 1x2xMain, 1x4x2nd
Dir/Cross St: Broadview and Dundas Directions: Broadview and Dundas Prop Mgmt: Meritus Group Management Inc.		

MLS#: E12817622 **Sold Date:** 03/12/2026
PIN#: 130650140

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 2009 Yr Built Source: MPAC Apx Sqft: 900-999 Lot Size Source: MPAC Sqft Source: MPAC Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$682.48 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School, Terraced Interior Feat: None	Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Brick / Brick Front Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 063 Park \$/Mo: Prk Lvl/Unit: Level A Bldg Amen: Bbqs Allowed, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to this rare CORNER townhome in the heart of Riverside, offering extra windows, exceptional natural light, and clear southwest views of the CN Tower. Spanning approximately 925 square feet, this 2-bedroom, 2-bathroom home is designed for comfortable, functional living. The open-concept main floor easily accommodates a full sectional with the perfect TV wall set up and is the ideal space for relaxing or entertaining. The large dining area allows you to easily host family and friends and the main floor offers a convenient powder room for guests. The kitchen includes ample storage including a full pantry. Upstairs, the primary bedroom comfortably fits a king-size bed, while the second bedroom is spacious enough for a queen bed and equally suited as a nursery or home office. A full bathroom completes the upper level. The private 231 square foot rooftop terrace is a standout feature, with a sunny southwest exposure, CN Tower views, and a gas hookup - ready for summer evenings and outdoor dining. Steps to Riverside and Leslieville's shops, cafes, parks, and TTC, this bright corner unit offers the space, layout, light and views that make all the difference. Internet is included in the maintenance fees and the unit comes with one bike locker. Inclusions: Stainless Fridge, B/I Dishwasher, B/I Microwave, Range, Clothes Washer, Clothes Dryer, All existing electric fixtures, All existing window coverings.					
Listing Contracted With: <u>REAL ESTATE HOMEWARD</u> Ph: 416-698-2090					



201 Carlaw Ave 112 Toronto Ontario M4M 2S3 Toronto E01 South Riverdale Toronto % Dif: 105 Taxes: \$3,416 / 2025 For: Sale SPIS: No DOM: 0			Sold: \$730,000 List: \$695,000
Condo Apt	#Shares%:	Rms: 4	
Loft	Locker#:	Bedrooms: 1	
Unit#: 12	Locker Lev/Unit:	Washrooms: 2	
Corp#: TSCP / 2073	Locker Unit:	1x4xMain, 1x2xMain	
Level: 1			
Dir/Cross St: Carlaw and Dundas			
Directions: between Queen and Dundas			
Prop Mgmt: 360 Community Management 647-340-4291			

MLS#: E13145008 **Sold Date:** 05/19/2026
PIN#: 130730012

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air, Heat Pump / Gas Apx Age: 16-30 Apx Sqft: 700-799 Lot Size Source: MPAC Sqft Source: MPAC Exposure: N Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$580.35 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: Included In HST Applicable to Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Carpet Free	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 9 Park \$/Mo: Prk Lvl/Unit: C Bldg Amen: Bbqs Allowed, Concierge, Gym, Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.83	x 14.73	Concrete Floor	Open Concept	W/O To Terrace
2	Dining	Main	16.83	x 14.73	Concrete Floor	Open Concept	
3	Kitchen	Main	10.79	x 9.42	Concrete Floor	Renovated	2 Pc Bath
4	Br	Main	14.63	x 11.45	Concrete Floor	4 Pc Ensuite	Double Closet
5	Other	Main	12.83	x 10.83			

Client Remks: There's a reason authentic lofts at The Printing Factory Lofts rarely come to market... and why people who move here never want to leave. Originally built in 1913 and thoughtfully transformed into one of Leslieville's most iconic loft conversions, this landmark building perfectly blends industrial history with modern urban living. Exposed concrete, soaring ceilings, massive windows, polished floors, original architectural details, landscaped courtyards, and one of the most stunning lobby entrances in the city. It's authentic. It's full of character. It's the kind of space you feel the moment you walk in. And the location? Right in the heart of Leslieville. Steps to Queen East, incredible cafes, restaurants, boutiques, galleries, transit, parks, and everything that makes this east end neighbourhood one of Toronto's most loved communities. Creative energy everywhere. A true lifestyle building. Now let's talk about this suite...A rare ground floor offering with 766 sq ft of beautifully designed living space plus an incredible 212 sq ft private terrace. Summer dinners with friends, morning coffee in the sun, cocktails under the lights... this outdoor space is a complete extension of your home and something you almost never find in loft living. Inside, the space is warm, stylish, and effortlessly cool. Polished concrete floors. 13 Ft High exposed concrete ceilings. An abundance of natural light. A renovated kitchen with generous storage and prep space ideal setup for home cooks and foodies. A luxurious primary retreat complete with ensuite bath that feels calm, private, and tucked away from the world. Plus a second bathroom for guests, which is such a bonus in a one bedroom loft. And for dog owners? This is the dream. Walk straight out from your terrace directly outside. No elevators. No long hallways. Just easy, seamless living. Freshly painted and complete with parking, this is urban loft living at its absolute best. Welcome to your oasis in the city.

Inclusions: S/S Fridge, S/S Stove, B/I Dishwasher, B/I Microwave, Washer & Dryer, Electric light fixtures. *Other Is Terrace*

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-462-1888

		1238 Dundas St E 312		Sold: \$730,000			
		Toronto Ontario M4M 1S3		List: \$769,000			
		Toronto E01 South Riverdale Toronto % Dif: 95					
		Taxes: \$3,551.75 / 2025 For: Sale		SPIS: No DOM: 99			
Condo Apt		#Shares%:		Rms: 5			
Apartment		Locker#:		Bedrooms: 2			
Unit#: 312		Locker Lev/Unit:		Washrooms: 2			
Corp#: TSCC / 2524		Locker Unit:		1x4xMain, 1x4xMain			
		Level: 2					
Dir/Cross St: Carlaw/Dundas							
Directions: Carlaw/Dundas							
Prop Mgmt: Crossbridge Condominium Services							
MLS#: E12933382 Sold Date: 07/06/2026							
PIN#:							
Kitchens: 1		Pets Perm: Yes-with Restrictions		Balcony: Terr			
Fam Rm: N		Locker: Owned		Ens Lndry: Y			
Basement: None		Maint: \$725.70		Lndy Lev:			
Fireplace/Stv: N		A/C: Central Air		Exterior: Concrete			
Heat: Forced Air / Gas		Central Vac: No		Gar/Gar Spcs: Underground / 1			
Apx Age:		UFFI:		Drive: Private			
Apx Sqft: 800-899		Elev/Lift:		Park Type: Owned			
Sqft Source: 835		HST Applicable to Included In		Park/Drv Spcs: 0 Tot Prk Spcs: 1			
Exposure: S		Sale Price:		Park \$/Mo:			
Assessment:		Taxes Incl: Water Incl: Y		Prk Lvl/Unit:			
Spec Desig: Unknown		Heat Incl: Y Hydro Incl:		Bldg Amen:			
Survey Type: Unknown		Cable TV Incl: CAC Incl: Y		Com Elem Incl: Y			
Phys Hdcap-Eqp:		Bldg Ins Incl: Y Prkg Incl:					
		Cert Level: Energy Cert:					
		GreenPIS:					
		Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions					
		Interior Feat: Other					
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.23	x 10.99	Combined W/Dining	Hardwood Floor	Open Concept
2	Dining	Main	19.23	x 10.99	Combined W/Living	Hardwood Floor	Open Concept
3	Kitchen	Main	10.24	x 8.5	Stone Counter	Stainless Steel Appl	Modern Kitchen
4	Prim Bdrm	Main	10.3	x 8.73	Sliding Doors	Hardwood Floor	4 Pc Ensuite
5	2nd Br	Main	9.97	x 9.74	Sliding Doors	Hardwood Floor	Closet
Client Remks: Welcome to this stylish and well-appointed 2-bedroom condo located in the heart of Toronto's vibrant east end in Prime Leslieville! This bright and thoughtfully designed unit offers a perfect blend of modern comfort and urban convenience. Featuring an open-concept layout, the living and dining area is filled with natural light and seamlessly connects to a contemporary kitchen complete with sleek cabinetry, quality appliances, and ample counter space-ideal for both everyday living and entertaining. The two generously sized bedrooms provide comfortable retreats, each with ample closet space, while the well-maintained bathroom showcases clean, modern finishes. Step outside to your private terrace-an exceptional extension of your living space-perfect for morning coffee, outdoor dining, or unwinding after a long day. This rare feature adds a unique lifestyle element not often found in condo living. Located just steps from trendy cafes, restaurants, parks, and transit, you'll have easy access to everything you need while enjoying the charm and energy of Toronto's east end. Experience urban living at its best in this move-in-ready condo.							
Inclusions: fridge, stove, dishwasher, washer & dryer							
Listing Contracted With: RE/MAX REALTY SPECIALISTS INC. Ph: 905-858-3434							

	68 Broadview Ave 409 Toronto Ontario M4M 2E6 Toronto E01 South Riverdale Toronto % Dif: 93 Taxes: \$3,650.85 / 2025 For: Sale SPIS: No DOM: 15			Sold: \$735,000 List: \$789,900	
	Condo Apt Loft Unit#: 09 Corp#: TSCC / 1831		#Shares%: Locker#: A96 Locker Lev/Unit: A Locker Unit: 96 Level: 4		Rms: 4 Bedrooms: 1 + 1 Washrooms: 1 1x4
	Dir/Cross St: Broadview/Eastern Directions: south of Queen north of Eastern Prop Mgmt: Nadlan-Harris Property				
MLS#: E12821828 Sold Date: 03/13/2026 PIN#:					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: FLOOR PLANS Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$749.30 A/C: Central Air Central Vac: No UFFI: No Elev/Lift: Yes HST Applicable to Included In Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Public Transit Interior Feat: Brick & Beam		Water Incl: Y Hydro Incl: CAC Incl: Y Prkg Incl: Y Energy Cert: Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: A22 Bldg Amen: Concierge, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y	
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.24	x 14.07	
2	Dining	Main	16.4	x 9.58	
3	Kitchen	Main	9.58	x 12.07	
4	Prim Bdrm	Main	9.68	x 13.32	Open Concept
Client Remks: This hard loft isn't your typical "loft-style" condo that throws in a faux beam and calls it a day. This is the real deal - a true hard loft in a 1914 built building, with exposed brick, heavy timber, post and beam ceilings, and the kind of character you can't replicate (no matter how hard someone tries with a renovation budget and a Pinterest board). Inside you'll find over 800 sq ft of open-concept living, with smart updates that actually matter. A renovated updated washroom, a custom built wall that adds function and separation without ruining the loft vibe, and custom closets because let's be honest storage matters. And yes - it comes with parking and a locker, because living somewhere cool is great, but having somewhere to put your car and your stuff is priceless. The building itself is everything people say they want when they say "hard loft". It's historic, authentic, and full of that old-school industrial charm that newer condos try to imitate and somehow always miss. Step outside and you're in one of the best pockets in the east end. You're a stone's throw from some of the best pubs, bars, and restaurants around, with the Broadview Hotel just up the street for boutique-hotel vibes, cocktails, and "we're only staying for one" lies. Add in fine dining and Michelin-rated spots nearby, great parks, quick access to the DVP, and an easy hop to downtown - and suddenly you're living in the kind of neighbourhood people won't shut up about (for once, they're right). Genuine Hard lofts are rare. Hard lofts like this in the east end with parking, a locker are even rarer. If you've been waiting for something with real character, congrats. You found it.					
Inclusions: ALL ELECTRICAL LIGHT FIXTURES, ALL APPLIANCES, WASHER/DRYER, ALL WINDOW COVERINGS, CUSTOM BUILT WALL WITH CUSTOM CLOSETS					
Listing Contracted With: SAGE REAL ESTATE LIMITED Ph: 416-483-8000					



319 Carlaw Ave 508
Toronto Ontario M4M 0A4
 Toronto E01 South Riverdale Toronto % Dif: 98
Taxes: \$3,777.97 / 2025 **For:** Sale **SPIS:** No **DOM:** 22
Sold: \$735,000
List: \$749,000
Condo Apt **#Shares%:** **Rms:** 5 + 1
Apartment **Locker#:** **Bedrooms:** 1 + 1
Unit#: 8 **Locker Lev/Unit:** B **Washrooms:** 1
Corp#: TSCP / 2236 **Locker Unit:** 48 **1x4xMain**
Level: 5
Dir/Cross St: Carlaw Ave and Dundas St E
Directions: East side of Carlaw, South of Dundas
Prop Mgmt: Horizon Property Management (416) 332-4988

MLS#: E13238638 **Sold Date:** 06/27/2026
PIN#: 762360076

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Year Built: 2011 Apx Sqft: 800-899 Lot Size Source: MPAC Sqft Source: 806 interior plus 378 sq ft wrap-around balcony Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$681.08 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre Exterior Feat: Controlled Entry Interior Feat: Carpet Free, Storage	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level B Unit 13 Bldg Amen: Bbqs Allowed, Bike Storage, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	12.5	x 17.33	Hardwood Floor	Window Flr to Ceil	Nw View
2	Dining	Flat	12.5	x 17.33	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Flat	10	x 7.25	Stainless Steel Appl	Stone Counter	Breakfast Bar
4	Prim Bdrm	Flat	11.5	x 9.08	West View	Closet Organizers	Hardwood Floor
5	Den	Flat	9	x 8.67	Closet Organizers	Sliding Doors	Separate Rm
6	Foyer	Flat	19.33	x 4	Closet	Hardwood Floor	

Client Remks: Leslieville living at it's best! Welcome to the highly sought-after Work Lofts, right in the heart of Leslieville. This stylish corner suite blends hard loft character with modern comfort and finishes, featuring 9-foot exposed concrete ceilings, white oak engineered hardwood floors, and expansive windows that flood the space with natural light. The thoughtfully designed layout offers a spacious primary bedroom, versatile den ideal for a home office, 2nd bedroom, or guest space, and a sleek kitchen complete with stainless steel appliances (including a full sized gas range) and stone countertops. The true showstopper is the massive 378 sq ft. wrap-around covered balcony with stunning downtown skyline views, a gas BBQ hookup, and water line for urban gardening, creating an incredible extension of your living space for entertaining, dining, or relaxing outdoors all summer long. This beautiful suite Includes parking, locker, and two bike racks. Located just steps from Leslieville's best cafes, restaurants, breweries, boutiques, parks, fitness studios, and public transit right at your doorstep. Urban east-end living at its best.

Inclusions: Stainless Steel: Electrolux Refrigerator, GE Gas Range, Bosch Dishwasher, LG Microwave Hoodvent. GE Stacked Washer and Dryer, Electrical Light Fixtures (except for exclusions). Pantry Unit in Hallway, Console in Hallway, Wardrobe in Den, Tall shelving unit in Living room, Bathroom shelves and mirror, 2 Heat Pumps, Roller blinds.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-465-7850



90 Broadview Ave 608 Toronto Ontario M4M 0A7 Toronto E01 South Riverdale Toronto % Dif: 93 Taxes: \$3,559.29 / 2025 For: Sale SPIS: No DOM: 36			Sold: \$743,000 List: \$799,000
Condo Apt Apartment Unit#: 08 Corp#: TSCC / 2311	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 6	Rms: 6 Bedrooms: 1 + 1 Washrooms: 1 1x3xFlat	
Dir/Cross St: Broadview and Queen Directions: South off Queen Prop Mgmt: FIRST SERVICE RESIDENTIAL			

MLS#: E13171662 **Sold Date:** 06/30/2026
PIN#: 763110136

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: 725sqft + 125sqft Balcony Exposure: S Assessment: Spec Desig: Other Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$629.71 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	19.69	x 16.24	Hardwood Floor	Glass Doors	W/O To Balcony
2	Dining	Flat	19.69	x 16.24	Hardwood Floor	Open Concept	South View
3	Kitchen	Flat	19.69	x 16.24	Hardwood Floor	Centre Island	Stainless Steel Appl
4	Prim Bdrm	Flat	12.01	x 8.99	Hardwood Floor	Closet	Sliding Doors
5	Den	Flat	9.15	x 8.92	Hardwood Floor	Murphy Bed	B/I Desk
6	Bathroom	Flat	8.99	x 5.05	3 Pc Bath	Tile Floor	

Client Remks: Welcome to The Ninety - one of Toronto's most coveted boutique loft residences, where design and lifestyle move in sync. This expansive 1+1 offers a rare sense of width and scale, framed by wall-to-wall windows that wash the space in natural light from morning through late afternoon. The layout unfolds effortlessly - a refined open concept where the kitchen anchors the space with stainless steel appliances and a gas range, flowing seamlessly into the living and dining areas, inviting connection and conversation. Soft, considered interiors play against raw concrete, creating a space that feels both grounded and refined. The neighbouring architecture becomes part of the experience; a quiet interplay of glass, brick, and greenery reflected through the windows, adding depth and an unexpected sense of design. Double sliding doors extend your living outdoors to a full-length terrace; an oversized, private escape with room to lounge, dine, and host. A gas line makes summer evenings feel easy, whether it's a quick weeknight grill or a slow Saturday with friends. The den is thoughtfully designed with built-in cabinetry and a discreet Murphy bed, offering flexibility for a home office, guest space, or second bedroom - without compromise. Every detail has been considered: updated lighting throughout and a fully renovated bathroom elevate the home into true turnkey territory. And then there's Leslieville - where your routine becomes the ritual. Morning coffee, weekend browsing, dinner plans that don't require planning. Step outside and let the neighbourhood do the rest.

Inclusions: Incl. S/S Appls: Gas Stove/Electric Oven, Hood, Fridge/Freezer, Integrated Dishwasher, Under The Counter Microwave; Front Loading Washer/Dryer; 1 Parking.

Listing Contracted With: SAGE REAL ESTATE LIMITED **Ph:** 416-483-8000



1209 Queen St E 35			Sold: \$759,000
Toronto Ontario M4M 3H4			List: \$749,000
Toronto E01 South Riverdale Toronto % Dif: 101			
Taxes: \$2,925.85 / 2025		For: Sale	SPIS: No
			DOM: 14
Condo Townhouse	#Shares%:	Rms: 7	
Multi-Level	Locker#: None	Bedrooms: 3	
Unit#: 35	Locker Lev/Unit:	Washrooms: 2	
Corp#: YCC / 442	Locker Unit:	1x4x2nd, 1x3xGround	
	Level: 01		
Dir/Cross St: Queen/Lesile			
Directions: Queen/Lesile			
Prop Mgmt: City Sites Property Management Inc			

MLS#: E13094890 **Sold Date:** 05/21/2026
PIN#: 114420035

Kitchens: 1 Fam Rm: N Basement: None / Other Fireplace/Stv: N Heat: Baseboard / Electric Apx Age: Apx Sqft: 1000-1199 Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$889.26 A/C: Window Unit Central Vac: No UFFI: Elev/Lift: No Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fenced Yard, Library, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: None	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: #37 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.47	x 20.01	Hardwood Floor Large Window
2	Dining	Main	12.47	x 20.01	Hardwood Floor Combined W/Living Open Concept
3	Kitchen	Main	9.51	x 12.47	Hardwood Floor Breakfast Bar Open Concept
4	Prim Bdrm	2nd	10.17	x 12.47	Hardwood Floor Closet Window
5	2nd Br	3rd	7.87	x 12.47	Hardwood Floor Closet Window
6	3rd Br	Ground	12.47	x 12.47	Hardwood Floor W/O To Yard Closet

Client Remks: Welcome to this renovated 3-bedroom townhouse in the heart of Leslieville, offering an excellent opportunity to enter one of Toronto's most sought-after neighbourhoods. Ideal for first-time buyers or downsizers, this home features a bright open-concept main living area, hardwood flooring throughout, and generous storage space for everyday functionality. Ground-floor laundry adds convenience, while the spacious bedrooms provide flexibility for families, guests, or a home office. The rare underground parking spot and large backyard, both add functionality which is perfect for enjoying the property to its fullest. Located close to parks, schools, transit, restaurants, and the shops and amenities that make Leslieville one of Toronto's most desirable communities.

Inclusions: S/S Appliances: Microwave, Oven/Stove, Fridge (Brand New-2026) and Dishwasher. Clothes Washer and Dryer. All ELFs. 3 Window AC units. And PAX Closet in Primary Bedroom. Maintenance Fees Include Water and Bulk Rogers Internet.

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY **Ph:** 416-572-1016



630 Queen St E 708
Toronto Ontario M4M 1G3
 Toronto E01 South Riverdale Toronto % Dif: 96
Taxes: \$3,310.45 / 2025 **For:** Sale **SPIS:** No **DOM:** 49
Sold: \$765,000
List: \$799,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** 20 **Bedrooms:** 2
Unit#: 708 **Locker Lev/Unit:** 4 **Washrooms:** 2
Corp#: TSCC / 2304 **Locker Unit:** 20 1x4xMain, 1x3xMain
Level: 7
Dir/Cross St: QUEEN AND BROADVIEW
Directions: QUEEN AND BROADVIEW
Prop Mgmt: CT Quality Property Management

MLS#: E12705370 **Sold Date:** 03/06/2026
Assignment: No **PIN#:** 763040128

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 11-15 Year Built: 2013 Yr Built Source: MPAC Apx Sqft: 700-799 Lot Size Source: MPAC Sqft Source: FLOOR PLANS Exposure: Se Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$875.01 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Other / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 13 Park \$/Mo: Prk Lvl/Unit: A Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.24	x 10.3	Open Concept	Window Flr to Ceil	East View
2	Dining	Main	14.24	x 10.3	Combined W/Living	Open Concept	Window Flr to Ceil
3	Kitchen	Main	14.53	x 10.79	Open Concept	W/O To Balcony	Quartz Counter
4	Prim Bdrm	Main	11.75	x 8.96	3 Pc Ensuite	Window Flr to Ceil	East View
5	2nd Br	Main	11.29	x 9.06	Large Closet	Window Flr to Ceil	East View

Client Remks: This is a one-of-a-kind, two-bedroom, two-bathroom corner suite in the boutique SYNC Lofts -- and it truly stands out! Enjoy morning coffee in the sun with unobstructed east-facing views from a wide terrace with gas hookup! Bask in the sunlight streaming in from the wall of floor-to-ceiling windows and enjoy 9-ft exposed concrete ceilings. This smart, split-bedroom layout just makes sense and the overall space is perfect for entertaining! The sleek kitchen delivers quartz counters, ample storage, and stainless steel appliances. Location? Second to none. Grab your "Canadiano" at Dark Horse, then walk across the street to Blackbird Baking Co. and grab a fresh loaf of bread. How about a yoga class? Broadview Hot Yoga is across the street!! Feel like doing some shopping? Check out Amavi Atelier for authentic antiques! Then how about an Italian lunch or dinner? Il Ponte is also across the street and the food is fabulous! You are also just steps to The Broadview Hotel, Joel Weeks park (for walking your dog), INS Market (for last-minute items), and all the Queen Street restaurants, cafes and shops, plus just a short stroll to the Distillery District, a quick streetcar downtown - and the DVP is literally a block away for easy weekend escapes!! Top-tier amenities include a cool, open-concept gym, party room, and a huge rooftop patio with BBQs and skyline views of the CN Tower. WALK SCORE 97!! | BIKE SCORE 99! TRANSIT SCORE 93!! If you're looking for a loft that checks every box, this is it!

Inclusions: STAINLESS STEEL REFRIGERATOR, STOVE, BUILT-IN MICROWAVE/RANGE, BUILT-IN DISHWASHER, STACKED WASHER AND DRYER, WARDROBE UNIT IN PRIMARY BEDROOM, KITCHEN ISLAND, ALL WINDOW COVERINGS, ALL ELECTRIC LIGHT FIXTURES.

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-322-8000



1331 Queen St E 709 Toronto Ontario M3B 0A1 Toronto E01 Greenwood-Coxwell Toronto % Dif: 98 Taxes: \$4,765.83 / 2025 For: Sale SPIS: No DOM: 11		
Condo Apt Apartment Unit#: 09 Corp#: TSCC / 2865	#Shares%: Locker#: A-88 Locker Lev/Unit: A Locker Unit: 88 Level: 7	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4, 1x3
Dir/Cross St: Queen St E and Greenwood Ave Directions: SW of Queen and Greenwood Prop Mgmt: First Service Residential Ontario		

MLS#: E13064978 **Sold Date:** 05/11/2026
PIN#: 768650085

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 0-5 Builder: Rockport Year Built: 2021 Yr Built Source: MPAC Apx Sqft: 900-999 Roof: Membrane Foundation: Concrete Sqft Source: Builder Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$993.16 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre Exterior Feat: Lighting, Privacy, Recreational Area Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Separate Heating Controls, Separate Hydro Meter, ERV/HRV, Storage Area Lockers, Storage Security Feat: Concierge/Security, Smoke Detector	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 09 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Community BBQ Com Elem Incl: Y
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.51	x 3.28	Hardwood Floor	Closet	Combined W/Laundry
2	Living	Main	13.85	x 11.12	Open Concept	Hardwood Floor	Window Flr to Ceil
3	Dining	Main	10.5	x 8.63	Open Concept	Window Flr to Ceil	W/O To Terrace
4	Kitchen	Main	12.37	x 8.76	Centre Island	B/I Appliances	Breakfast Bar
5	Prim Bdrm	Main	10.1	x 11.88	Walk Through	Double Closet	W/O To Terrace
6	Br	Main	9.15	x 9.12	Hardwood Floor	Large Closet	Window Flr to Ceil

Client Remks: Live the way you want to, spread wide along a wall of windows, filled with light, and oriented toward one of the East End's best-kept views-it feels as good as it looks. A lush canopy of trees rolls out below, and just to the left, the city quietly rises. Solstice sunsets paint colour across the walls. Quiet, expansive, and yours. Welcome to The George-where this nearly 1,000sf corner two-bedroom opens wide, not long. A subtle sense of arrival: a defined entry with separation, where laundry, main bath, and storage are tucked off to the side-out of sight-before the space opens up. The layout works without trying too hard. An open kitchen with a proper island anchors the space-gas range, clean lines, everything where it should be. Living and dining flow naturally, not forced into a narrow strip. Easy from the moment you walk in, whether you're hosting or settling into your own rhythm. The bedrooms are set apart with purpose. The primary offers dual closets with a wee dressing area between, a calm ensuite, and its own private walkout to the terrace-morning coffee, evening air, a reset whenever you need it. The second bedroom adapts easily-a guest space, a flexible home office, or a kid's room that evolves with you. Beyond the glass, 145 square feet of terrace with a gas BBQ extends your living space in all the right ways. For those coming from a house, you'll notice what's missing in the best way-no narrow hallways, no wasted corners, no maintenance list quietly waiting for your weekends. Built in 2021, The George is a well-run building with the extras you'll actually use: friendly concierge, a rooftop terrace, indoor/outdoor gym, party space, and a dog wash. Underground parking & locker included. Leslieville living without friction. Drift through the parks, hit the local spots, or head south to the lakefront. Close to downtown, but closer to the version of the East End you already know. A home that balances light, layout, and location-without asking you to compromise.

Prepared By: MAGGIE LIND, Salesperson
Phone: 416-925-9191
Printed On: 07/08/2026 1:51:36 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE
1300 Yonge St Ground Flr, Toronto ON M4T1X3

Inclusions: Stainless steel gas range, five burner gas range with griddle, stainless steel hood vented out. Integrated microwave and dishwasher. Stacked washer and dryer. Heat Pump. Locker and Parking. Napoleon gas bbq. Electric light fixtures. All window coverings.

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-465-7527



150 Logan Ave 204			Sold: \$845,000		
Toronto Ontario M4M 0E4			List: \$875,000		
Toronto E01 South Riverdale Toronto % Dif: 97					
Taxes: \$4,630.09 / 2025		For: Sale		SPIS: No	
				DOM: 9	
Condo Apt		#Shares%:		Rms: 5	
Loft		Locker#:		Bedrooms: 2	
Unit#: 4		Locker Lev/Unit: 2		Washrooms: 2	
Corp#: TSCC / 2985		Locker Unit: 60		1x4xLower, 1x3xMain	
		Level: 2			
Dir/Cross St: Eastern/Logan					
Directions: Eastern/Queen St. to Logan Ave.					
Prop Mgmt: Del Property Management					

MLS#: E12948042 **Sold Date:** 04/10/2026
PIN#:

Kitchens:	1	Pets Perm:	Yes-with Restrictions		Balcony:	None
Fam Rm:	N	Locker:	Owned		Ens Lndry:	Y
Basement:	None	Maint:	\$626.44		Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air		Exterior:	Brick / Concrete
Heat:	Heat Pump / Electric	Central Vac:	No		Gar/Gar Spcs:	Underground / 0
Apx Age:		UFFI:			Drive:	
Apx Sqft:	900-999	Elev/Lift:	Retirement:		Park Type:	None
Sqft Source:	Builder Floor Plan	HST Applicable to	Included In		Park/Drv Spcs:	0 Tot Prk Spcs: 0
Exposure:	S	Sale Price:			Park \$/Mo:	
Assessment:		Taxes Incl:	Water Incl: Y		Prk Lvl/Unit:	
Spec Desig:	Unknown	Heat Incl:	Y Hydro Incl:		Bldg Amen:	
Survey Type:	None	Cable TV Incl:	CAC Incl: Y		Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking	
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y Prkg Incl:			
		Cert Level:	Energy Cert:			
		GreenPIS:				
		Prop Feat:	Ensuite Laundry, Pets Allowed with Restrictions		Com Elem Incl:	Y
		Interior Feat:	Carpet Free			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19	x 16.11	Hardwood Floor	Large Window	Open Concept
2	Kitchen	Main	19	x 16.11	Hardwood Floor	Combined W/Dining	Stainless Steel Appl
3	Prim Bdrm	Main	11.19	x 8.4	Hardwood Floor	3 Pc Ensuite	Window Flr to Ceil
4	2nd Br	Main	12.7	x 8.1	Hardwood Floor	Large Closet	Window Flr to Ceil
5	Foyer	Main	8.69	x 4.1	Hardwood Floor	Mirrored Closet	

Client Remks: Welcome to Unit 204 at 150 Logan Avenue-a rare hard loft that blends authentic character with everyday livability, perfectly positioned at Wonder Condos in the heart of Leslieville.Situated within the original heritage portion of the former bread factory, this loft showcases true industrial character with exposed brick, steel beams, ductwork, and soaring 13-ft ceilings. Spanning 910 sq ft, the open-concept layout features engineered hardwood flooring throughout and a thoughtfully designed modern kitchen with quartz countertops, an integrated dining table, and full-size Fisher & Paykel appliances.Two well-proportioned bedrooms offer floor-to-ceiling windows and ample storage. The primary suite includes a sleek 3-piece ensuite.Enjoy premium amenities including a rooftop terrace with BBQs, modern fitness centre, co-working hub, family room-ideal for young families-and a convenient dog-washing station. Steps to top restaurants, cafes, breweries, and minutes to downtown, with future access to the Ontario Line enhancing connectivity and long-term value-offering the perfect blend of character, convenience, and modern urban living.

Inclusions: All electrical light fixtures, Fisher and Paykel Fridge, Stove and Dishwasher, Panasonic Microwave, Blomberg Washer & Dryer. Wine fridge.

Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY **Ph:** 416-366-8800



68 Broadview Ave 121
Toronto Ontario M4M 2E6
 Toronto E01 South Riverdale Toronto % Dif: 97
Taxes: \$3,913.71 / 2025 **For:** Sale **SPIS:** No **DOM:** 37
Sold: \$845,000
List: \$873,800
 Condo Apt **#Shares%:** **Rms:** 4
 Loft **Locker#:** **Bedrooms:** 1
Unit#: 21 **Locker Lev/Unit:** A **Washrooms:** 1
Corp#: TSCC / 1831 **Locker Unit:** 99 1x4xFlat
Level: 1
Dir/Cross St: Broadview Ave & Queen St. E
Directions: Queen E & Broadview
Prop Mgmt: Alec@nadlan-harris.com/ Conc 416-833-2848

MLS#: E13053410 **Sold Date:** 06/04/2026
Assignment: No **Fractional Ownership:** No **PIN#:**

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 2006 Apx Sqft: 900-999 Sqft Source: MPAC Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$833.99 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: No GreenPIS: No Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Carpet Free Security Feat: Security System	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 92 Park \$/Mo: Prk Lvl/Unit: Level A Bldg Amen: Concierge, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	21.72	x 16.8	Concrete Floor Combined W/Dining Large Window
2	Dining	Ground	21.72	x 16.8	Concrete Floor Combined W/Living Large Window
3	Kitchen	Ground	12.04	x 8.17	Concrete Floor Open Concept Granite Counter
4	Br	Ground	66.17	x 10.5	Concrete Floor B/I Closet Closet Organizers

Client Remks: Welcome to Broadview Lofts, one of Toronto's most iconic hard loft buildings. This stylish true hard loft is the ultimate urban retreat, blending authentic character with modern comfort in one seriously cool place to live. Features include exposed brick, soaring 10.5 ft wood ceilings, exposed ductwork, polished concrete floors and large industrial windows overlooking the peaceful courtyard. The open concept layout offers bright, functional living space with a sleek urban vibe that looks incredible and feels effortlessly stylish. Enjoy privacy and quiet in this intimate boutique building. Includes a rare oversized underground parking space measuring approximately 19 x 9.5 ft, ideal for a larger vehicle, hobby gear or extra storage, plus an oversized locker. Residents enjoy standout amenities including a rooftop deck and terrace with barbeques, party and meeting room, 24 hour concierge, visitor parking, landscaped courtyard garden and bike storage. Easy access to downtown in an unbeatable Riverside location, steps to Queen East shops, restaurants, cafes, parks, TTC, the DVP and everything city living has to offer.

Inclusions: XL Parking and oversized locker. Extra Large Locker. Fridge, Stove, Dishwasher, Microwave, W/D, Custom Ipax Wardrobes In bedroom, Custom Blinds, Original Factory Fire Door, Interior Faux Factory Window, Hvac under 5 years old, kitchen island. Seller open to selling some furniture.

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY **Ph:** 416-572-1016



201 Carlaw Ave 412
Toronto Ontario M4M 2S3
 Toronto E01 South Riverdale Toronto % Dif: 99
Taxes: \$3,626.52 / 2025 **For:** Sale **SPIS:** No **DOM:** 65
Sold: \$870,000
List: \$878,000
 Condo Apt **#Shares%:** **Rms:** 6
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 412 **Locker Lev/Unit:** P2 **Washrooms:** 2
Corp#: TSCC / 2073 **Locker Unit:** 1x2xFlat, 1x4xFlat
Level: 4
Dir/Cross St: Queen St E & Carlaw Ave
Directions: 201 Carlaw Ave
Prop Mgmt: 360 Community Management 647-340-4291

MLS#: E12692502 **Sold Date:** 03/19/2026
PIN#: 130730186

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 900-999 Lot Size Source: MPAC Sqft Source: 919 sf Unit + 345 sf Balcony Exposure: Sw Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: No	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$707.40 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Y HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Carpet Free Security Feat: Concierge/Security, Security System, Smoke Detector	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 45 Park \$/Mo: Prk Lvl/Unit: 2 Bldg Amen: Bbqs Allowed, Concierge, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	22.01	x 3.77	2 Pc Bath	Mirrored Closet	Concrete Floor
2	Prim Bdrm	Flat	8.83	x 10.47	4 Pc Bath	Concrete Floor	Closet Organizers
3	Kitchen	Flat	22.01	x 3.77	Stainless Steel Appl	B/I Microwave	Concrete Floor
4	Dining	Flat	19.72	x 19.29	Combined W/Kitchen	Window Flr to Ceil	Sw View
5	Living	Flat	19.72	x 19.29	Combined W/Dining	Window Flr to Ceil	Sw View
6	Br	Flat	12.34	x 9.97	Window Flr to Ceil	Closet Organizers	Concrete Floor

Client Remks: Welcome to the iconic Printing Factory Lofts in the heart of Leslieville. This rare southwest corner loft offers 919 sq ft of open-concept living with 2 bedrooms, 2 bathrooms, 10-ft ceilings, floor-to-ceiling windows, and polished concrete floors. Enjoy a stunning 345+ sq ft wrap-around balcony with gas BBQ line and unobstructed southwest views of the city skyline and park. The bright layout is ideal for both everyday living and entertaining. The kitchen features stainless steel appliances and granite countertops, seamlessly integrated into the open living space. Both bedrooms include built-in closet organizers, remote blackout curtains, and floor-to-ceiling windows. Steps to Leslieville's top cafes, restaurants, shops, parks, and transit, and close to the future Ontario Line Riverside-Leslieville Station (2031) and the Port Lands Revitalization Project. Includes 1 parking space and 1 locker. Low maintenance fees and a strong reserve fund make this a smart long-term investment in one of Toronto's most desirable neighbourhoods.

Listing Contracted With: RE/MAX ELITE REAL ESTATE **Ph:** 647-341-3473



83 Pape Ave 3			Sold: \$875,000
Toronto Ontario M4M 2V5			List: \$929,000
Toronto E01 South Riverdale Toronto % Dif: 94			
Taxes: \$4,192.72 / 2025	For: Sale	SPIS: No	DOM: 25
Condo Townhouse	#Shares%:	Rms: 5 + 1	
2-Storey	Locker#:	Bedrooms: 2 + 1	
Unit#: 1	Locker Lev/Unit:	Washrooms: 2	
Corp#: YCC / 480	Locker Unit:	1x3xUpper, 1x2xBsmt	
	Level: 1		
Dir/Cross St: Pape & Queen			
Directions: Runs east off of Pape in small laneway to quiet complex			
Prop Mgmt: Taft Property Management			

MLS#: E12903892 **Sold Date:** 04/14/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Ensuite	Ens Lndry: Y
Basement: Finished	Maint: \$683	Ndy Lev:
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: None / 0
Apx Age:	UFFI:	Drive: Surface
Apx Sqft: 1200-1399	Elev/Lift:	Park Type: Exclusive
Sqft Source: mpac	HST Applicable to: Not Subject to HST	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: W	Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl:	Prk Lvl/Unit: 1
Spec Desig: Unknown	Water Incl: Y	Bldg Amen:
Survey Type: None	Heat Incl:	Com Elem Incl: Y
Phys Hdcap-Eqp:	Cable TV Incl: Y CAC Incl:	
	Bldg Ins Incl: Y Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions	
	Interior Feat: Storage	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	10.42	x 3.81	Ceramic Floor
2	Kitchen	Ground	12.4	x 6.27	Ceramic Floor Updated
3	Living	Ground	23.69	x 12.14	Hardwood Floor Electric Fireplace
4	Dining	Ground	23.69	x 8.89	Hardwood Floor Open Concept
5	Prim Bdrm	2nd	13.48	x 10.17	Hardwood Floor W/W Closet
6	2nd Br	2nd	10.58	x 12.11	Hardwood Floor Closet
7	Rec	Bsmt	20.37	x 11.98	Ceramic Floor 2 Pc Bath
8	Exercise	Bsmt	9.61	x 11.98	Ceramic Floor B/I Shelves

Client Remks: A true END-UNIT townhouse that actually lives like a house - a rare find in the city and standout value in the heart of Leslieville! They simply don't build them like this anymore: larger than many semis in the neighbourhood with an impressive 1,360 sq ft above grade PLUS a basement. Step into a proper foyer before the bright, open kitchen, living and dining spaces unfold - all on one level - head upstairs to two genuinely spacious bedrooms & a renovated bath. And yes, there's a full basement too! Ready for whatever you need: rec room, gym, home office or all three, plus a powder room, laundry and serious storage. Stylish kitchen features butcher block counters, loads of cabinetry, updated appl incl Induction stove w air fryer, & plenty of room to cook and entertain, while the oversized living/dining area offers hardwood floors, a cozy electric fireplace and a walk-out to your own private backyard oasis - perfect for summer dinners, drinks with friends and late nights under twinkling patio lights. Upstairs, the primary bedroom easily fits a king-size suite and boasts wall-to-wall built-ins plus a second closet, hardwood floors and updated lighting, while the second bedroom comfortably fits a queen bed with a full closet. The renovated main bath features a walk-in multi-head shower, and a skylight floods both levels with natural light for a bright, airy feel throughout. A friendly complex tucked away from it all. Unbeatable Queen & Pape location puts you steps from Leslieville and Riverdale's best cafes, restaurants, nightlife, boutique shopping, parks and the lake, with transit at your door, quick DVP access and the future Ontario Line nearby. 1 Parking included. Big space, real outdoor living and low maintenance fees - in a secluded complex seconds from everything you could ever want - this is city homeownership without compromise! Maintenance fees include: Rogers Ignite cable, internet, water, building insurance, most exterior maintenance, snow removal.

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window blinds, attached electric light fixtures
Listing Contracted With: RE/MAX ALL-STARs REALTY INC. **Ph:** 905-477-0011



15 Baseball Pl 2005
Toronto Ontario M4M 0E6
 Toronto E01 South Riverdale Toronto % Dif: 100
Taxes: \$3,460.57 / 2026 **For:** Sale **SPIS:** No **DOM:** 12
Sold: \$877,000
List: \$875,000
 Condo Apt **#Shares%:** **Rms:** 5 + 1
 Apartment **Locker#:** #82 **Bedrooms:** 2 + 1
Unit#: 5 **Locker Lev/Unit:** D **Washrooms:** 2
Corp#: TSCC / 2823 **Locker Unit:** 71 1x3xFlat, 1x4xFlat
Level: 20
Dir/Cross St: Queen Street East & Broadview Ave
Directions: As per Google Maps
Prop Mgmt: FirstService Residential (416) 519-9771

MLS#: E13248234 **Sold Date:** 06/17/2026
PIN#: 768230386

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Other Apx Age: Apx Sqft: 800-899 Sqft Source: 800 Sq Ft + 120 Sq Ft Balcony as per Builder Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$721.52 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: Other	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: P4-#187 Park \$/Mo: Prk Lvl/Unit: Level D/Unit 20 Bldg Amen: Concierge, Exercise Room, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	12.24	x 15.09	Combined W/Dining	Open Concept	W/O To Balcony
2	Dining	Flat	12.24	x 15.09	Combined W/Living	Open Concept	West View
3	Kitchen	Flat	6.76	x 14.67	O/Looks Living	Centre Island	Quartz Counter
4	Prim Bdrm	Flat	10.6	x 10.07	3 Pc Ensuite	W/W Closet	South View
5	2nd Br	Flat	9.74	x 10.01	W/W Closet	West View	South View
6	Den	Flat	6.27	x 6.43	Open Concept		

Client Remks: This is the most incredible, unobstructed west views of the downtown Toronto skyline & CN Tower along with south views stretching to Lake Ontario in a superbly spacious penthouse level suite in prime South Riverdale & Leslieville. Featuring the most sought-after fabulous floor plan which is airy with ceiling heights reaching almost 11 feet in the principal rooms, with the south-west exposures wrapped in floor-to-ceiling windows. The expansive 120 square feet balcony features an amazing floor-to-ceiling glass wind wall. You will be delighted to host family & friends who will be mesmerized by the interior finishes and spectacular scenery. With 2 spacious bedrooms plus a den and ample closet space, the primary bedroom has a 3-piece ensuite and there is another 4-piece bathroom. The location is excellent and is steps to all of the fun shops, restaurants, and cafes along Queen Street East, the Broadview Hotel, and Jimmie Simpson Park. And within walking distance to the St. Lawrence Market, Distillery District, and Corktown. There is excellent access to transit for a quick commute to the downtown core, and is conveniently located within a short walk to the future Metrolinx Leslieville station. Very easy access to the DVP and to the Gardiner Expressway & Lake Shore Blvd East. 15 Baseball Place features 24/7 concierge and a large fully equipped gym, yoga room, and billiard table. Additional amenities include a roof-top terrace with an outdoor pool, party room with a billiard table, plus a dining room with a kitchen. 1 owned parking and 1 owned locker complete this very special offering.

Inclusions: KitchenAid panelled fridge. Panelled dishwasher. Whirlpool stainless steel stove. Whirlpool stainless steel microwave hood fan. Whirlpool stacked white washer & dryer. Manually operated window blinds in the living/dining room and 2nd bedroom. Motorized window blind with 1 remote control in the primary bedroom.

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191

	326 Carlaw Ave 211		Sold: \$901,000
	Toronto Ontario M4M 3N8		List: \$750,000
	Toronto E01 South Riverdale Toronto % Dif: 120		
	Taxes: \$4,682 / 2026	For: Sale	SPIS: No
Condo Apt	#Shares%:	Rms: 4	
1 Storey/Apt	Locker#:	Bedrooms: 1	
Unit#: 18	Locker Lev/Unit:	Washrooms: 1	
Corp#: TSC / 1442	Locker Unit:	1x4xMain	
	Level: 3		
Dir/Cross St: Dundas and Carlaw			
Directions: Carlaw to Dundas- Visitor Parking On Dundas Side, Main Entrance on Carlaw			
Prop Mgmt: Nadlan Harris Property Management Company			

MLS#: E13023766 **Sold Date:** 04/28/2026
PIN#: 124420098

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: None	Ens Lndry:
Basement: None	Maint: \$1,005	Lndy Lev:
Fireplace/Stv: N	A/C: Wall Unit	Exterior: Brick
Heat: Radiant / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age: 100+	UFFI:	Drive:
Year Built: 1913	Elev/Lift: Yes	Park Type: Owned
Yr Built Source: MPAC	HST Applicable to: Included In	Park/Drv Spcs: 0
Apx Sqft: 1000-1199	Sale Price:	Tot Prk Spcs: 1
Lot Size Source: MPAC	Taxes Incl:	#: 36
Sqft Source: Floorplan	Water Incl: Y	Park \$/Mo:
Exposure: Ew	Heat Incl: Y	Prk Lvl/Unit: P1
Assessment: \$601,000 / 2025	Hydro Incl:	Bldg Amen:
Spec Desig: Unknown	CAC Incl: Y	Com Elem Incl: Y
Survey Type: None	Y Prkg Incl:	
Phys Hdcap-Eqp:	Energy Cert:	
	GreenPIS:	
	Prop Feat: Pets Allowed with Restrictions	
	Interior Feat: Brick & Beam, Primary Bedroom	
	- Main Floor, Water Heater Owned	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.5	x 13.25	
2	Dining	Main	16.5	x 9.25	
3	Kitchen	Main	8.33	x 8.99	
4	Prim Bdrm	Main	17.42	x 10.83	
5	Bathroom	Main	7.84	x 7.41	4 Pc Bath

Client Remks: Experience true hard loft living on the roof of Leslieville's historic iZone work/live building. The second-floor suite is sun-bathed all day thanks to east and west exposures with large windows. Without neighbours above or on three sides + a walkout to a 308 sq. ft deck (2024), this is privacy personified. The 1,100 sq. ft space boasts a gallery-style entrance, steel beams, 12-foot wood-plank ceilings, maple hardwood floors, stainless steel appliances, a 4-piece washroom, assigned underground parking, and cross-breezes for days. With 24/7 access to a party room featuring a large deck, table tennis, pool, foosball, a full kitchen and two washrooms, any gathering too big for your space has a place to call home. Conveniently located on Carlaw Ave. between Dundas and Queen Streets, you're just a few minutes' walk to parks, restaurants and shops. With TTC outside the front door, plus two Ontario Line stations coming soon, you're also only minutes from the downtown core. Rarely does a true hard loft offer this much light, character and privacy. Come experience Leslieville loft living at its finest.

Inclusions: All window coverings; ELF's; all appliances incl. refrigerator (2023), W/D (2024), Mitsubishi A/C ("the Cadillac of units, according to the serviceman); custom built-ins for clothing and added storage.

Listing Contracted With: ROYAL LEPAGE WOLLE REALTY **Ph:** 519-578-7300

	150 Logan Ave 327		Sold: \$930,000
	Toronto Ontario M4M 0E4		List: \$949,900
	Toronto E01 South Riverdale Toronto % Dif: 98		
	Taxes: \$4,743.21 / 2025	For: Sale	SPIS: No
	DOM: 31		
Condo Apt	#Shares%:	Rms: 6	
Apartment	Locker#:	Bedrooms: 3	
Unit#: 27	Locker Lev/Unit: B	Washrooms: 2	
Corp#: TSCC / 2985	Locker Unit: 147	1x4xFlat, 1x4xFlat	
	Level: 03		
Dir/Cross St: Logan Ave/Eastern Ave			
Directions: https://share.google/N1h65a1EicVkJHL38Z			
Prop Mgmt: Del Property Management			

MLS#: E12792480 **Sold Date:** 03/20/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$763.26	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age: 0-5	UFFI:	Drive:
Apx Sqft: 1000-1199	Elev/Lift:	Park Type: Owned
Sqft Source: MPAC	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: W	Sale Price:	#: 65
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Water Incl: Y	Prk Lvl/Unit: B
Survey Type: None	Heat Incl: Y Hydro Incl:	Bldg Amen:
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl: Y	Concierge, Exercise Room, Gym,
	Bldg Ins Incl: Y Prkg Incl: Y	Party/Meeting Room, Rooftop Deck/Garden
	Cert Level:	Com Elem Incl: Y
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Electric Car Charger, Ensuite	
	Laundry, Park, Pets Allowed with Restrictions,	
	Public Transit, School	
	Interior Feat: Carpet Free, ERV/HRV	
	Security Feat: Carbon Monoxide Detectors,	
	Smoke Detector, Concierge/Security, Heat	
	Detector	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	15.09	x 17.91	O/Looks Living	Stainless Steel Appl	Centre Island
2	Living	Flat	15.09	x 17.91	Combined W/Dining	Large Window	West View
3	Dining	Flat	15.09	x 17.91	Combined W/Living	Open Concept	
4	Prim Bdrm	Flat	9.74	x 10.17	West View	4 Pc Ensuite	Large Closet
5	2nd Br	Flat	7.91	x 9.58	Glass Doors	O/Looks Dining	Double Closet
6	3rd Br	Flat	9.15	x 10.76	North View	Double Closet	

Client Remks: Stylish & quiet 3-bedroom, 2-bathroom corner suite with underground parking & locker in Leslieville's iconic Wonder lofts, formerly the historic Weston Bakery. Highly functional layout with 9 ft smooth ceilings, abundant natural light, and west-facing exposure with north and south exposures. Contemporary two-tone chef's kitchen features integrated stainless steel appliances, white quartz countertops, under-cabinet lighting, undermounted sink, and a generous island that doubles as a breakfast bar . Flint Oak wide plank laminate flooring throughout. Primary bedroom includes a 4-piece ensuite. Second bathroom is a 4-piece with a deep soaker tub. The second bedroom works beautifully as a spacious home office with glass sliding doors and great natural light. The third bedroom features north-facing windows with sunlight throughout the day and motorized blackout roller blinds. Remote-controlled day shade blinds are also installed in the living area, and blackout in primary bedroom. Enjoy world-class amenities including a rooftop deck with unobstructed views and BBQs, fire pit, gym, concierge, co-working space with WiFi, indoor family and children's playroom, pet wash, and bike storage. Unbeatable location just steps to the best stretch of Queen Street East, with top-tier restaurants, independent boutiques, lively patios, transit, and excellent schools nearby. Ideal for a work-from-home couple or a growing family. A rare blend of style, comfort, and urban convenience in one of Toronto's most dynamic neighborhoods. A must see!

Inclusions: Fridge, stove, otr microwave, dishwasher, washer & dryer, window coverings with electric remote, and all elfs
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-465-7850



150 Logan Ave 328			Sold: \$960,000
Toronto Ontario M4M 0E4			List: \$999,900
Toronto E01 South Riverdale Toronto % Dif: 96			
Taxes: \$5,150 / 2025		For: Sale	SPIS: No
		DOM: 48	
Condo Apt	#Shares%:	Rms: 5 + 1	
Apartment	Locker#: 148	Bedrooms: 2 + 1	
Unit#: 28	Locker Lev/Unit: B	Washrooms: 2	
Corp#: TSCC / 2985	Locker Unit:	1x3xFlat, 1x4xFlat	
	Level: 03		
Dir/Cross St: Logan Ave. and Eastern Ave.			
Directions: Logan Ave and Eastern Ave			
Prop Mgmt: Del Property Management			

MLS#: E12869816 **Sold Date:** 04/28/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Year Built: 2023 Yr Built Source: Builder Apx Sqft: 1000-1199 Sqft Source: Builder Plans Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$828.66 A/C: Central Air Central Vac: No UFFI: No Elev/Lift: Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: CAC Incl: Y Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Auto Garage Door Remote, Carpet Free, ERV/HRV, Primary Bedroom - Main Floor, Storage Area Lockers Security Feat: Carbon Monoxide Detectors, Concierge/Security, Smoke Detector	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Reserved/Assigned, Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 64 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Bus Ctr (Wifi Bldg), Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Prim Bdrm	Flat	10.24	x 9.84	3 Pc Ensuite	North View	Closet Organizers
2	2nd Br	Flat	10.43	x 9.51	East View	W/O To Balcony	Window Flr to Ceil
3	Den	Flat	10.43	x 8.01	Closet		
4	Kitchen	Flat	18.04	x 6.99	B/I Dishwasher	B/I Fridge	Quartz Counter
5	Living	Flat	10.5	x 10.5	Open Concept		
6	Dining	Flat	11.48	x 10.01	Ne View	Open Concept	

Client Remks: The Wonder Condos - Leslieville's iconic former Weston Bakery, reimagined into one of the east end's most sought-after addresses. This 1,102 sq. ft. northeast corner suite offers a rare, one-of-a-kind floor plan with 9 ft smooth ceilings, expansive windows, and a highly functional 2-bedroom plus den, 2-bath layout. Bright and beautifully finished, it delivers the scale of a home with the ease of condo living. The kitchen is a true focal point, featuring upgraded cabinetry, quartz backsplash, custom quartz waterfall peninsula, full-size Whirlpool appliances, fully integrated dishwasher, Fisher & Paykel refrigerator, under-cabinet lighting, undermount sink, and a custom pantry cabinet. Upgraded flooring runs throughout, complemented by enhanced bathroom tile selections for a polished, cohesive feel. The primary bedroom includes custom cabinetry in the walk-in closet and a well-appointed ensuite with heated floors for added comfort. The second bedroom offers flexibility for guests or family, while the separate den with closet functions perfectly as a dedicated home office or creative workspace. Custom window treatments are included, and all appliances and fixtures convey, making this a turnkey opportunity. Enjoy your private open balcony, underground parking, and locker. Residents benefit from exceptional amenities including a rooftop terrace with unobstructed city views, BBQs and fire pit, fully equipped gym, concierge, co-working space with WiFi, indoor family and children's playroom, pet wash, and bike storage. Steps to the best stretch of Queen Street East, you're surrounded by top restaurants, independent boutiques, lively patios, transit, and excellent schools including Morse Street Junior Public School. On the Queen streetcar line and close to two future Ontario Line stations for seamless downtown access. A rare blend of space, design, and full-service urban living in the heart of Leslieville. Furnishings (excluding dining set and piano) negotiable.

Inclusions: Refrigerator, Stove, Cooktop, Dishwasher, Over-the-Range Microwave, Washer & Dryer. All Window Coverings. All ELF's.
Listing Contracted With: HOMELIFE/CIMERMAN REAL ESTATE LIMITED **Ph:** 416-534-1124

	68 Broadview Ave 422 Toronto Ontario M4M 2E6 Toronto E01 South Riverdale Toronto % Dif: 90 Taxes: \$4,516.98 / 2025 For: Sale SPIS: No DOM: 21		Sold: \$970,000 List: \$1,079,000		
	Condo Apt Loft Unit#: 22 Corp#: TSCC / 1831	#Shares%: Locker#: A180 Locker Lev/Unit: A Locker Unit: 180 Level: 4	Rms: 5 Bedrooms: 1 + 2 Washrooms: 1 1x3xFlat		
Dir/Cross St: Broadview & Queen Directions: Broadview & Queen Prop Mgmt: Nadlan-Harris Property Management - (416) 915-9115					
MLS#: E13203556 Sold Date: 06/17/2026 PIN#: 128310148					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: Plans Exposure: W Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$917.87 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other Security Feat: Other	Balcony: Open Ens Lndry: Y Nldy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: 53 Park \$/Mo: Prk Lvl/Unit: Level A Bldg Amen: Concierge, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking, Community BBQ, Elevator Com Elem Incl: Y			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Swooning hard for unit 422 at 68 Broadview - the most coveted hard-loft building in Toronto. Set inside a historic 1914 red-brick industrial warehouse, you'll ride the cage elevator up to floor four, open the giant front door, and be instantly illuminated by sunlight. Suite 422 is a west-facing corner unit, configured as an expansive 1023 square foot one-bedroom plus two additional living spaces: a custom built-in den for the perfect home office, and a walk-in closet room that feels like its own private wing. The custom-designed kitchen is a chef's dream- imagine dinner parties under the CN Tower and city lights that make nights you'll remember. In a building where the layouts vary a lot, it's truly rare to find one this functional. The rarest features of all? **TWO**UNDERGROUND**PARKING**SPACES** and a **HUGE**DOUBLE**STORAGE**LOCKER . Living at Broadview Lofts gives you everything the East End has to offer: top restaurants, parks and green space, easy access to Downtown and the DVP by car and transit, and an LRT station coming soon. This is a thoughtfully upgraded & charming unit, in a building with soul, at an address that is timeless! Inclusions: Custom Black Out Blinds, Hidden Custom-Built Stepping Stools (x2), Fridge, Oven, Dishwasher, Microwave, Stacked W/D, and Light Fixtures.					
Listing Contracted With: PROPERTY.CA INC. Ph: 416-583-1660					

	100 Coxwell Ave 15		Sold: \$980,000
	Toronto Ontario M4L 0B5		List: \$999,000
	Toronto E01 Greenwood-Coxwell Toronto % Dif: 98		
	Taxes: \$5,791 / 2026	For: Sale	SPIS: No DOM: 9
Condo Townhouse	#Shares%:	Rms: 5	
3-Storey	Locker#:	Bedrooms: 2	
Unit#: 8	Locker Lev/Unit: A	Washrooms: 3	
Corp#: TSCP / 2778	Locker Unit: 21 &	1x2xMain, 1x3x2nd,	
	Level: 2	1x4x2nd	
Dir/Cross St: Dundas & Coxwell			
Directions: North of Dundas West of Coxwell			
Prop Mgmt: ICC Property Management Ltd			

MLS#: E13426938 **Sold Date:** 06/19/2026
PIN#: 767780019

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$599.12	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive:
Apx Sqft: 1200-1399	Elev/Lift:	Park Type: Owned
Sqft Source: MPAC	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: N	Sale Price:	#: 8
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Heat Incl:	Prk Lvl/Unit: Level A Unit 8
Survey Type: None	Cable TV Incl:	Bldg Amen:
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	Com Elem Incl: Y
	Cert Level:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Other, Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.01	x 12.93	Hardwood Floor Combined W/Dining Open Concept
2	Dining	Main	8.83	x 12.83	Hardwood Floor Combined W/Living W/O To Patio
3	Kitchen	Main	18.83	x 8.6	Hardwood Floor Quartz Counter Stainless Steel Appl
4	Prim Bdrm	2nd	9.74	x 18.57	Large Closet 3 Pc Ensuite W/O To Patio
5	2nd Br	2nd	8.66	x 10.83	Hardwood Floor Closet Large Window

Client Remks: A private, immaculately styled townhouse facing into the treetops, offering the size and finish of a renovated freehold house at a fraction of the cost. Kitchen, living, and dining combine into one generous open and bright space, with French doors opening onto a private patio surrounded by trees. Custom storage and a main floor powder room keep the living and sleeping areas properly separate. Multiple outdoor spaces including a private rooftop terrace over 400 square feet, with city views and a setup that becomes the reason people want to come over. Two quiet bedrooms tucked away from the main streets, with a second bedroom that works equally well as a home office. Parking and two lockers included. Situated between Leslieville, the Beaches, and Little India. Three great neighbourhoods in one address.

Inclusions: All existing appliances: GE gas stove; GE fridge; GE microwave; Whirlpool dishwasher, GE washer & Dryer. Rooftop : Gas BBQ w/ cover, Hose, Large Rooftop Umbrella, Plant Stand, Storage box. Blinds.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-699-9292

	36 Boston Ave Unit 3		Sold: \$1,005,000
	Toronto Ontario M4M 2T9		List: \$799,800
	Toronto E01 South Riverdale Toronto % Dif: 126		
	Taxes: \$4,290.75 / 2025	For: Sale	SPIS: No
Condo Townhouse	#Shares%:	Rms: 6	
2-Storey	Locker#: 24	Bedrooms: 3	
Unit#: 69	Locker Lev/Unit: 2	Washrooms: 2	
Corp#: TSCC / 2073	Locker Unit:	1x4x2nd, 1x2x3rd	
	Level: 2		
Dir/Cross St: Carlaw/Queen			
Directions: Carlaw/Queen			
Prop Mgmt: 360 Community Management Ltd			

MLS#: E12967162 **Sold Date:** 04/16/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$884.64	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive: Underground
Year Built: 2010	Elev/Lift: No	Park Type: Owned
Apx Sqft: 1000-1199	Retirement:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Sqft Source: Mpac	Accessibility	Park \$/Mo:
Exposure: Ew	Feat:	Prk Lvl/Unit: P1-7
Assessment:	Accessible Public Transit Nearby, Parking	Bldg Amen:
Spec Desig: Unknown	HST Applicable to In Addition To	Bbqs Allowed, Bike Storage, Concierge,
Survey Type: None	Sale Price:	Party/Meeting Room
Phys Hdcap-Eqp:	Taxes Incl:	Com Elem Incl: Y
	Water Incl: Y	
	Heat Incl:	
	Hydro Incl:	
	Cable TV Incl:	
	CAC Incl:	
	Bldg Ins Incl: Y	
	Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	3rd	7.15	x 10.83	Hardwood Floor W/O To Terrace Open Concept
2	Dining	3rd	8.01	x 10.83	Hardwood Floor W/O To Terrace Combined W/Living
3	Kitchen	3rd	11.52	x 10.89	Hardwood Floor Centre Island Granite Counter
4	3rd Br	3rd	12.83	x 9.09	Hardwood Floor Window Flr to Ceil Mirrored Closet
5	Prim Bdrm	2nd	15.06	x 13.75	Hardwood Floor Window Flr to Ceil Double Closet
6	2nd Br	2nd	15.06	x 11.15	Hardwood Floor W/O To Balcony Closet

Client Remks: Welcome to this stunning, fully upgraded modern 3-bedroom, 2-washroom townhouse in the award-winning Printing Factory Lofts & Towns, ideally located at Carlaw and Queen in the heart of South Riverdale. This beautifully appointed home features 9-foot ceilings, newly upgraded engineered hardwood flooring throughout, an upgraded kitchen with stone countertops, a new island with added storage and breakfast seating, stainless steel appliances includes double door fridge, a brand new kitchen faucet, upgraded lighting, hardwood stairs, and modern railings. The third bedroom features a mirrored closet door, and all closets include organizers. Large floor-to-ceiling windows in most bedrooms bring in abundant natural light. Enjoy a walk-out balcony with custom motorized blinds from one bedroom, as well as a walk-out terrace from the living and dining area with a gas line for BBQ. Owned HVAC upgrades were completed in 2023, including tankless water heater, A/C, and heating. Freshly painted and move-in ready. Maintenance fee includes water, common area maintenance & gardening, snow removal & building security & party room booking. Plus the package delivery & storage in locker for pick up. Steps to shops, restaurants, cafes, parks, recreation centre, fitness studios, grocery stores, streetcars, and two new Ontario Line stations. Walk Score 99/100. Close to Morse Street Jr. P.S. (French Immersion), Riverdale C.I., and popular daycares. An amazing opportunity in one of Toronto's hottest neighbourhoods.

Inclusions: Stainless steel kitchen appliances: double-door fridge, stove, Bosch dishwasher, microwave/exhaust fan; washer and dryer; upgraded and owned tankless water heater (2023), A/C, and heating system (2023); all upgraded light fixtures; all window coverings and blinds, including one custom motorized blind with remote; one underground parking space; one locker (both parking spot & locker is under the complex building 201 Carlaw) . one purchased space on the condo EV charging panel, allowing future installation of an EV charger at the parking spot.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



30 Baseball Pl 1113			Sold: \$1,050,000
Toronto Ontario M4M 0E8			List: \$1,099,000
Toronto E01 South Riverdale Toronto % Dif: 96			
Taxes: \$4,942.65 / 2025	For: Sale	SPIS: No	DOM: 49
Condo Apt	#Shares%:	Rms: 8	
Apartment	Locker#: 113	Bedrooms: 3	
Unit#: 13	Locker Lev/Unit: C	Washrooms: 2	
Corp#: TSCC / 2926	Locker Unit:	1x4xMain, 1x3xMain	
	Level: 11		
Dir/Cross St: Queen East/Broadview			
Directions: Queen/Riverside Square			
Prop Mgmt: Crossbridge Condominium Services 416-354-1979			

MLS#: E12838832 **Sold Date:** 04/30/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry:
Basement: None	Maint: \$1,241.38	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Heat Pump / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 2
Apx Age:	UFFI:	Drive: Underground
Apx Sqft: 1200-1399	Elev/Lift:	Park Type: Owned / Owned
Sqft Source: Floor Plans	HST Applicable to: Not Subject to HST	Park/Drv Spcs: 0 Tot Prk Spcs: 2
Exposure: Nw	Sale Price:	#: 210
Assessment:	Taxes Incl:	#: 211
Spec Desig: Unknown	Water Incl: Y	Park \$/Mo:
Survey Type: None	Heat Incl: Y Hydro Incl:	Prk Lvl/Unit: C / C
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl:	Bldg Amen:
	Bldg Ins Incl: Y Prkg Incl: Y	Gym, Outdoor Pool, Party/Meeting Room,
	Cert Level: Energy Cert:	Rooftop Deck/Garden, Visitor Parking,
	GreenPIS:	Community BBQ
	Prop Feat: Pets Allowed with Restrictions	Com Elem Incl: Y
	Interior Feat: Carpet Free	
	Security Feat: Carbon Monoxide Detectors, Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	19.88	x 4	Laminate Double Closet
2	Den	Main	6	x 6	Laminate Open Concept
3	Living	Main	13.71	x 10.01	Window Flr to Ceil Open Concept W/O To Balcony
4	Dining	Main	12.14	x 12.01	Window Flr to Ceil Laminate W/O To Balcony
5	Kitchen	Main	12.14	x 12.01	Centre Island Corian Counter W/O To Terrace
6	Prim Bdrm	Main	12.8	x 8.92	4 Pc Ensuite W/I Closet Window Flr to Ceil
7	2nd Br	Main	9.28	x 10.01	Double Closet Laminate Window Flr to Ceil
8	3rd Br	Main	8.2	x 10.1	Double Closet Laminate Window Flr to Ceil

Client Remks: Sought After Riverside Square Location. This Loft Style and rarely offered 3-Bedroom, 2-Bathroom Corner Unit offers High Ceilings, Floor to Ceiling Windows, an Unobstructed view with an expansive Private Terrace and Separate large balcony overlooking Greenbelt/Park/City view to West. Great for outdoor living and entertainment. Tucked away on the 11th Floor, quiet and private. Upgrades include: laminate flooring throughout, electric lights fixtures in kitchen, living, primary 2nd and 3rd bedrooms, Corian counters and backsplash, cabinets in kitchen and bathroom, wood outdoor decking on large balcony (note: over 300 square feet of outdoor living space); offering a total of 1,586 square feet of living space. Balcony offers unobstructed views of city/greenspace/park/Queen. Terrace offers unobstructed views of City/lake to South. One of the largest and most private layouts in the building. Includes 2 parking spaces and locker.

Inclusions: Stainless Steel Fridge, Stove and Oven, Hood Vent, Kitchen Island, All Electric Light Fixtures, Washer and Dryer

Listing Contracted With: REAL ESTATE HOMEWARD **Ph:** 416-698-2090



13 Kerr Rd 17			Sold: \$1,080,000		
Toronto Ontario M4L 1K2			List: \$998,000		
Toronto E01 Greenwood-Coxwell Toronto			% Dif: 108		
Taxes: \$4,117.32 / 2026		For: Sale	SPIS: No	DOM: 7	
Condo Townhouse	#Shares%:	Rms: 6			
3-Storey	Locker#:	Bedrooms: 3			
Unit#: 17	Locker Lev/Unit:	Washrooms: 2			
Corp#: MTCC / 556	Locker Unit:	1x2xBsmt, 1x4x2nd			
		Level: 1			
Dir/Cross St: Queen and Greenwood					
Directions: Go Direct					
Prop Mgmt: Gpm Property Management Inc.					

MLS#: E12837628	Sold Date: 03/10/2026
Assignment: No	Fractional Ownership: No PIN#: 115560017

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: None	Ens Lndry:
Basement: Full / Part Fin	Maint: \$567.09	Lndy Lev: Lower
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: None / 0
Apx Age: 31-50	UFFI:	Drive: Reserved/Assigned, Surface
Year Built: 1980	Elev/Lift: No Retirement: N	Park Type: Exclusive
Yr Built Source: MPAC	Under Contract: Hot Water Tank-Electric	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Apx Sqft: 1000-1199	HST Applicable to: Included In	#: R
Lot Size Source: GeoWarehouse	Sale Price:	Park \$/Mo: \$0
Roof: Unknown	Taxes Incl:	Prk Lvl/Unit: Ground
Foundation: Unknown	Water Incl: Y	Bldg Amen:
Sqft Source: Plans	Heat Incl:	Bbqs Allowed, Visitor Parking
Exposure: E	Hydro Incl:	Com Elem Incl:
Assessment: 2025	CAC Incl:	
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	
Survey Type: Unknown	Cert Level: Energy Cert: No	
Phys Hdcap-Eqp: No	GreenPIS: No	
Prop Feat: Cul De Sac, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit		
Exterior Feat: Deck, Privacy		
Interior Feat: Floor Drain, Water Heater		
Security Feat: Smoke Detector		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	14.24	x 7.12	O/Looks Frontyard	California Shutters	Stainless Steel Appl
2	Dining	Ground	10.89	x 9.78	B/I Shelves	Combined W/Living	
3	Living	Ground	13.58	x 10.86	French Doors	Fireplace	O/Looks Backyard
4	Rec	Bsmt	22.54	x 10.86	Pot Lights	Casement Windows	2 Pc Ensuite
5	Prim Bdrm	2nd	14.47	x 10.86	W/I Closet	Large Window	Hardwood Floor
6	2nd Br	2nd	10.14	x 10.86	O/Looks Frontyard	Hardwood Floor	Closet
7	3rd Br	3rd	14.83	x 10.86	Combined W/Den	Hardwood Floor	Large Window
8	Den	3rd	12.01	x 6			

Client Remks: Welcome to this surprisingly spacious three-storey townhome tucked into a charming, mews-style community that feels straight out of a storybook. Set within a quiet, well-run complex in the heart of Leslieville, this turnkey home lives more like a semi than a typical townhome, with generous proportions and an easy, flowing layout. Offering 3 bedrooms, 2 bathrooms, and a deep basement, this thoughtfully designed home features a wood-burning fireplace, all-new windows, updated appliances and refreshed bathrooms - ready for you to simply move in and enjoy. Perfect for families, professionals, and anyone seeking comfortable, low-maintenance living in a vibrant neighbourhood, this home blends everyday convenience with timeless appeal. Steps to Greenwood and Woodbine Parks, close to the shops, cafes, and restaurants of Queen Street East, and near TTC, the Beach, and the highly regarded Duke of Connaught Public School, this location truly delivers. A strong sense of community defines this mews-style enclave, with friendly neighbours and quiet pathways. Monthly maintenance fees cover water, waste removal, snow shovelling, and landscaping, making day-to-day living easy and worry-free. A rarely offered floor plan in a truly special setting - this is the kind of home that welcomes you in and makes you want to stay.

Inclusions: All ELFs, SS fridge-freezer, Stove, Microwave, Dishwasher, Washer And Dryer, Chest Freezer
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-465-7850



68 Broadview Ave 105
Toronto Ontario M4M 2E6
 Toronto E01 South Riverdale Toronto % Dif: 100
Taxes: \$5,369.10 / 2025 **For:** Sale **SPIS:** No **DOM:** 13
Sold: \$1,095,000
List: \$1,095,000
Condo Apt **#Shares%:** **Rms:** 5
Loft **Locker#:** 260 **Bedrooms:** 1 + 1
Unit#: 105 **Locker Lev/Unit:** A **Washrooms:** 2
Corp#: TSCC / 1831 **Locker Unit:** A 1x2xMain, 1x4xMain
Level: 1
Dir/Cross St: Broadview & Queen St E
Directions: Broadview & Queen St E
Prop Mgmt: Nadlan-Harris Property Management Inc 416-915-1515

MLS#: E12844312 **Sold Date:** 03/17/2026
PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1200-1399 Sqft Source: Floor Plans Exposure: W Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,088.67 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions Interior Feat: Brick & Beam, Primary Bedroom - Main Floor, Storage Security Feat: Security Guard, Concierge/Security	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 49 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	37.07	x 22.31	Open Concept	Centre Island	Granite Counter
2	Living	Main	37.07	x 22.31	Open Concept	Concrete Floor	West View
3	Dining	Main	37.07	x 22.31	Open Concept	Concrete Floor	West View
4	Prim Bdrm	Main	15.09	x 12.14	4 Pc Ensuite	Concrete Floor	Closet Organizers
5	Den	Main	12.14	x 11.15	West View	Concrete Floor	Closet Organizers
6	Foyer	Main	9.32	x 10.6	Open Concept	West View	Combined W/Kitchen

Client Remks: Spectacular brick-and-beam true hard loft in the Broadview Lofts, one of Toronto's most iconic and in the Broadview sought-after hard loft conversions. Perfectly positioned in the heart of vibrant Riverside, this rare extra-wide 2-bedroom, 2-bathroom residence offers almost 1300 sq. ft. of authentic industrial-chic living designed for those who appreciate character, scale, and style. From the moment you enter, the architectural details make a statement. Soaring 10.5 ft. wood beam ceilings, original Douglas fir posts, exposed brick walls, polished concrete floors, oversized warehouse windows, and original metal doors create a dramatic yet warm aesthetic that simply cannot be replicated in new construction. Every element reflects the building's rich history while offering the comfort and functionality modern urban professionals expect. The expansive open-concept layout provides exceptional flexibility for entertaining, working from home, or creating distinct living and dining zones without sacrificing flow. The extra width of the suite enhances the sense of volume and light, while two full bathrooms offer rare practicality in authentic hard loft living. Whether hosting dinner parties, enjoying quiet evenings in, or designing a space that reflects your personal brand and creativity, this loft adapts effortlessly to your lifestyle. Exclusive underground parking and a large locker add everyday convenience, while the surrounding neighbourhood offers some of the city's best cafes, restaurants, boutiques, fitness of the studios, and transit options just steps from your door. This is more than a condo. It is a statement space in a landmark building, offering scale, statement space authenticity, and an unmatched east-end energy that continues to define Toronto living.

Inclusions: See Schedule B, Fridge, Microwave, Stove, Dishwasher, Washer Dryer, Hanging Mirror in Powder Room, and Primary Ensuite Window Blinds and Remote (as in condition), hanging wall cabinet in Main Room, all Unit closets in Main Room, Wall Unit Closets in Bedroom, Wall Unit Closet in Den, hanging Dining room light fixture

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191



90 Broadview Ave 211 Toronto Ontario M4M 0A7 Toronto E01 South Riverdale Toronto % Dif: 96 Taxes: \$4,736.14 / 2025 For: Sale SPIS: No DOM: 58			Sold: \$1,150,000 List: \$1,198,000
Condo Apt Loft Unit#: 211 Corp#: TSCC / 2311	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 2	Rms: 5 Bedrooms: 2 Washrooms: 2 1x3xMain, 1x4xMain	
Dir/Cross St: Queen St E. & Broadview Ave Directions: On Broadview Ave between Queen St E & Eastern Ave Prop Mgmt: First Service Residential			

MLS#: E12853370 **Sold Date:** 05/03/2026
PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: MPAC Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$836.66 A/C: Central Air Central Vac: No UFFI: No Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: CAC Incl: Y Y Prkg Incl: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 16 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.16	x 23.43	B/I Bar	Open Concept	Hardwood Floor
2	Kitchen	Main	19.16	x 23.43	B/I Appliances	Open Concept	Hardwood Floor
3	Breakfast	Main	19.16	x 23.43	Breakfast Area	Open Concept	Hardwood Floor
4	Prim Bdrm	Main	11.58	x 11.32	3 Pc Ensuite	B/I Closet	Hardwood Floor
5	2nd Br	Main	10.01	x 9.15	Murphy Bed	B/I Closet	Hardwood Floor

Client Remks: Welcome to 90 Broadview Avenue - Located in a highly sought after loft-style residence in South Riverdale. This newly renovated 2 bedroom, 2 bathroom offers an airy open-concept layout with soaring ceilings and multiple patio doors that flood the space with natural light. Enjoy the chefs kitchen, beautiful engineered hardwood flooring, modernized bathrooms, and over 750 sq. ft. of terrace space - ideal for entertaining or unwinding outdoors. Steps away from cafes, restaurants, and nightlife, with the TTC and Ontario line just outside your door, plus quick access to the DVP & Gardiner Expressway. Urban living at it's finest in one of Toronto's most desirable neighborhoods.

Inclusions: Fisher & Paykel Fridge, Bertazzoni Stove, Bosch Dishwasher, Panasonic Microwave, All custom window coverings, all electric light fixtures, Bell Internet is included in maintenance fees

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-486-5588



175 Jones Ave 2			Sold: \$1,200,000		
Toronto Ontario M4M 3A2			List: \$1,249,000		
Toronto E01 South Riverdale Toronto % Dif: 96					
Taxes: \$7,602.96 / 2026		For: Sale		SPIS: No	
		DOM: 25			
Condo Townhouse		#Shares%:		Rms: 9	
3-Storey		Locker#:		Bedrooms: 3	
Unit#: 2		Locker Lev/Unit:		Washrooms: 3	
Corp#: TSCC / 2716		Locker Unit:		1x4x3rd, 1x3x3rd,	
		Level: 1		1x2xGround	
Dir/Cross St: Jones Ave & Gerrard St E					
Directions: Jones Ave & Gerrard St E					
Prop Mgmt: First Service Residential 647-408-9917					

MLS#: E13159686 **Sold Date:** 06/16/2026
PIN#: 767160010

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$778.95	Lndy Lev:	Lower
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	No	Gar/Gar Spcs:	None / 0
Apx Age:		UFFI:		Drive:	Surface
Year Built:	2018	Elev/Lift:		Park Type:	Owned
Apx Sqft:	1600-1799	Under Contract:	Hot Water Heater	Park/Drv Spcs:	1
Lot Size Source:	MPAC	HST Applicable to	Included In	Park \$/Mo:	
Sqft Source:	Builders plan	Sale Price:		Prk Lvl/Unit:	
Exposure:	N	Taxes Incl:		Bldg Amen:	Party/Meeting Room
Assessment:		Heat Incl:		Com Elem Incl:	Y
Spec Desig:	Unknown	Cable TV Incl:			
Survey Type:	Unknown	Bldg Ins Incl:	Y		
Phys Hdcap-Eqp:		Cert Level:			
		Energy Cert:			
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Fireplace/Stove,		
			Pets Allowed with Restrictions		
		Interior Feat:	Brick & Beam		
		Security Feat:	Alarm System, Smoke Detector,		
			Carbon Monoxide Detectors		

Waterfront: None						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	3rd Br	Lower	14.24	x 10.01	Cathedral Ceiling	
2	Powder Rm	Lower	2	x 4.99		
3	Kitchen	2nd	12.5	x 14.99	Centre Island	
4	Living	2nd	12.5	x 14.99	Brick Fireplace	
5	Dining	2nd	14.99	x 25	Vaulted Ceiling	
6	Prim Bdrm	3rd	10.01	x 14.99	4 Pc Ensuite	W/O To Balcony
7	2nd Br	3rd	12.07	x 9.51	W/O To Balcony	
8	Bathroom	3rd	4.99	x 8.01	4 Pc Bath	
9	Bathroom	3rd	4.99	x 8.01	3 Pc Bath	

Client Remks: Truly a one of one property that is both completely unique in substance and equally as unique in value. Set within a boutique church conversion at 175 Jones Avenue, this sprawling 3-storey residence offers 1,750 sq. ft. of interior living space at an unbeatable price per square foot with low maintenance fees. The heart of the home is a massive, open-concept social level featuring a chef's kitchen, sprawling living area, and grand dining space framed by stunning exposed brick and original curved vintage windows. Dramatic "open to below" architectural cutouts flood the space with natural light. The top floor houses two generous bedrooms, both walking out to private balconies. For additional living, the lower level features a versatile room with vaulted ceilings and a massive 15-foot window that serves as a 3rd bedroom or a grand home office. Totalling 1,870+ sq. ft. of indoor/outdoor space, this is a rare sanctuary in Leslieville. In addition to ample storage within the unit, it comes with a storage locker and parking space. You are located just steps from the vibrant Gerrard East corridor, a local favourite known for its eclectic mix of Michelin-recognized dining, trendy coffee shops, and artisanal breweries. With Greenwood Park and the best of Leslieville at your doorstep, this is a rare sanctuary in the city. Totalling 1,870+ sq. ft. of indoor/outdoor space.

Listing Contracted With: TORONTO CENTRAL INC. **Ph:** 416-570-0063



150 Logan Ave 409 Toronto Ontario M4M 0E4 Toronto E01 South Riverdale Toronto % Dif: 100 Taxes: \$7,460.46 / 2025 For: Sale SPIS: No DOM: 43		
Condo Apt Loft Unit#: 09 Corp#: TSCC / 2985	#Shares%: Locker#: 51 Locker Lev/Unit: 04 Locker Unit: 51 Level: 04	Rms: 6 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x4xMain
Dir/Cross St: Logan & Eastern Ave Directions: On Logan between Queen and Eastern Prop Mgmt: Del Property Management		

MLS#: E12750374 **Sold Date:** 03/17/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Apx Sqft: 1400-1599 Sqft Source: Builder floor plan Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,060.38 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Electric Car Charger, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Bar Fridge, Brick & Beam, Storage, Storage Area Lockers Security Feat: Concierge/Security	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: P1, #40 Park \$/Mo: Prk Lvl/Unit: Level A Unit 40 Bldg Amen: Bus Ctr (Wifi Bldg), Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Community BBQ Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: A true two-level heritage loft that actually lives the way loft buyers want it to, offering 1,478 square feet with exposed brick, large industrial windows, and a bright open main level where kitchen, dining, and living flow comfortably together around a central island with integrated wine storage. Custom electric blinds provide easy control of light and privacy throughout the day. The layout offers real separation, with a separate den and a flexible second bedroom featuring extensive built-in millwork on the main level, while the upper level is dedicated to a private primary suite with a large walk-in closet overlooking the space below. Storage is thoughtfully integrated throughout, complemented by parking with a dedicated EV charger and a storage locker on the same floor as the suite. Amenities include 24-hour concierge, rooftop terrace with BBQs, party room, coworking lounge, gym, and dog wash. Quietly set on Logan Avenue in an established pocket of Leslieville, close to cafes, local shops, and convenient transit. Inclusions: Remote operated window blinds & remote, stainless steel beverage refrigerator in island, stainless steel built in microwave, stainless steel electric range, stainless steel hood fan, stainless steel dishwasher, stainless steel refrigerator, white stacked front loading clothes washer and dryer, all electrical light fixtures, all built-ins as installed.					
Listing Contracted With: ROYAL LEPAGE/ J & D DIVISION Ph: 416-489-2121					

	233 Carlaw Ave 804			Sold: \$1,285,000	
	Toronto Ontario M4M 3N6			List: \$1,350,000	
	Toronto E01 South Riverdale Toronto % Dif: 95				
	Taxes: \$5,723.52 / 2025		For: Sale		SPIS: No
	DOM: 14				
	Condo Apt	#Shares%:		Rms: 6	
	Apartment	Locker#:		Bedrooms: 2	
	Unit#: 04	Locker Lev/Unit:		Washrooms: 2	
	Corp#: TSCC / 1956	Locker Unit:		2x4xFlat	
		Level: 08			
Dir/Cross St: QUEEN ST E & CARLAW AVE					
Directions: QUEEN ST E & CARLAW AVE					
Prop Mgmt: ICC PROPERTY MANAGEMENT LTD. 905-940-1234 (EXT. 26)					

MLS#: E12822368 **Sold Date:** 03/12/2026
PIN#:

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	Open
Fam Rm:	Y	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$1,259.49	Lndy Lev:	Main
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	No	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:		Drive:	Private
Apx Sqft:	1200-1399	Elev/Lift:	Yes	Park Type:	Owned
Sqft Source:	Developer's Floor Plan	HST Applicable to	Included In	Park/Drv Spcs:	0
Exposure:	W	Sale Price:		#:	33
Assessment:		Taxes Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Water Incl:	Y	Prk Lvl/Unit:	B
Survey Type:	Unknown	Heat Incl:		Bldg Amen:	
Phys Hdcap-Eqp:		Cable TV Incl:		Concierge, Gym, Visitor Parking	
		Bldg Ins Incl:	Y	Com Elem Incl:	Y
		Cert Level:			
		Energy Cert:			
		GreenPIS:			
		Prop Feat:	Clear View, Ensuite Laundry, Family Room, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		
		Interior Feat:	Other		
		Security Feat:	Security Guard		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	17.26	x 15.58	Hardwood Floor	W/O To Balcony	Window Flr to Ceil
2	Kitchen	Flat	19.09	x 10.96	Renovated	Open Concept	Quartz Counter
3	Dining	Flat	19.09	x 6.33	Hardwood Floor	Dry Bar	Combined W/Kitchen
4	Prim Bdrm	Flat	13.88	x 9.19	Hardwood Floor	W/I Closet	4 Pc Ensuite
5	2nd Br	Flat	12.07	x 8.86	Hardwood Floor	Large Closet	Sliding Doors
6	Foyer	Flat	19.46	x 4.95	Hardwood Floor	Closet	
7	Bathroom	Flat	8.76	x 4.92	Ensuite Bath	4 Pc Bath	
8	Bathroom	Flat	5.45	x 7.87	4 Pc Bath		

Client Remks: Positioned atop the coveted Garment Factory Lofts in Toronto's Leslieville neighbourhood, this stunning penthouse corner loft delivers an exceptional blend of scale, light, and authentic urban character. Spanning 1,286 square feet, the open-concept layout blends classic loft details including an eye catching brick feature wall, exposed ductwork, and soaring 10-foot ceilings with striking contemporary design. Floor-to-ceiling windows with custom roller blinds frame sweeping, unblocked west-facing skyline views opening to a sun-drenched walk-out balcony. The custom-designed and bespoke fabricated kitchen features premium integrated Fisher & Paykel appliances flowing seamlessly into a dining space highlighted by the bespoke dry bar with wine fridge, ideal for entertaining. A gas fireplace anchors the living area, while two generously sized bedrooms and two full 4-piece baths offer comfort and privacy. The primary retreat boasts ample storage with walk-through closets leading to a stylish ensuite. Complete with one titled parking space and steps to the Queen Street streetcar, this is elevated Leslieville living at its finest.

Inclusions: Building amenities include concierge/security, a gym, visitor parking and more. All kitchen appliances and wine fridge in dry bar area. Stacked laundry machine and tumble dryer. All ELFs. All roller window blinds. EcoBee thermostat.

Listing Contracted With: PROPERTY.CA INC. **Ph:** 416-583-1660



41 Verral Ave 3 Toronto Ontario M4M 2R3 Toronto E01 South Riverdale Toronto % Dif: 101 Taxes: \$5,598.88 / 2026 For: Sale SPIS: No DOM: 14		
Sold: \$1,300,000 List: \$1,289,000		
Condo Townhouse 3-Storey Unit#: 3 Corp#: TSCC / 2340	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 1	Rms: 6 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x4x3rd
Dir/Cross St: Carlaw Ave & Queen St E Directions: North of Queen St E Prop Mgmt: Leslieville Lofthouses		

MLS#: E13425282 **Sold Date:** 06/24/2026
PIN#: 763400003

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Apx Sqft: 1400-1599 Roof: Asphalt Rolled Sqft Source: condos.ca Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$654.61 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None	Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Access To Garage	Tile Floor	Pot Lights
2	Living	Main	12.47	x 14.07	Hardwood Floor	Pot Lights	Pot Lights
3	Dining	Main	12.11	x 10.63	Hardwood Floor	Breakfast Bar	Open Concept
4	Kitchen	Main	11.06	x 14.07	Pot Lights	Hardwood Floor	Stainless Steel Appl
5	Br	2nd	10.6	x 11.09	Hardwood Floor	Double Closet	Skylight
6	2nd Br	2nd	11.09	x 14.14	Hardwood Floor	W/I Closet	Pot Lights
7	Prim Bdrm	3rd	15.62	x 11.78	W/O To Deck	3 Pc Ensuite	Hardwood Floor
8	Other	3rd	19.36	x 17.39	West View	Sliding Doors	W/O To Terrace
9		Ground	0	0	Concrete Floor	Access To Garage	Picture Window

Client Remks: A rare & spectacular loft-style townhome in the heart of Leslieville with live/work zoning! Soaring 10' ceilings, massive floor to ceiling windows with custom blinds, and an airy, modern aesthetic define this stunning 3-bed, 2-bath Lofthouse with 1473 sq. ft. of beautifully finished living space and approx. 200 sqft west-facing terrace. The gorgeous chef's kitchen features flat-front cabinetry, quartz counters, gas stove, double-door fridge, and a 7-ft breakfast bar made for gatherings and requesting your favourite drinks! Spacious living and dining areas create an entertainer's flow, flooded with natural light. The second level offers two generous bedrooms, a spa-like bath, and convenient laundry. The entire third floor is a dreamy primary retreat with a 3-piece ensuite and walls of west-facing windows. A skylight, modern finishes, and thoughtful storage elevate every level. Outside, your private roof terrace perched in the treetops-complete with gas BBQ hookup-delivers that signature Leslieville lifestyle. Direct-access garage parking (with extra bump out for storage) and low maintenance fees make this home as practical as it is beautiful. A small, engaged community of owners who take pride in the building and collaborate to keep costs low and quality high. It a special attribute. Nestled along quiet, tree-lined Verral Ave, the boutique Leslieville Lofthouses offer a rare blend of privacy, style, and community-steps to cafes, parks, transit, future subway and everything the East End loves.

Inclusions: Fridge, gas stove, dishwasher, washer & dryer. All ELF's. Furnace, HWT & AC.
Listing Contracted With: RE/MAX HALLMARK ESTATE GROUP REALTY LTD. **Ph:** 416-699-2992



899 Queen St E 212			Sold: \$1,700,000		
Toronto Ontario M4M 0C8			List: \$1,749,000		
Toronto E01 South Riverdale Toronto % Dif: 97					
Taxes: \$6,658.59 / 2025		For: Sale		SPIS: No	DOM: 8
Condo Apt	#Shares%:		Rms: 8 + 1		
2-Storey	Locker#:		Bedrooms: 3 + 1		
Unit#: 12	Locker Lev/Unit:		Washrooms: 3		
Corp#: TSCC / 2742	Locker Unit:		1x3xFlat, 1x4x2nd,		
	Level: 2		1x4x2nd		
Dir/Cross St: Queen St/Logan					
Directions: Queen St E & Logan					
Prop Mgmt: GPM Property Management Inc.					

MLS#: E13110694 **Sold Date:** 05/19/2026
PIN#: 767420015

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	Terr
Fam Rm:	N	Locker:	Ensuite	Ens Lndry:	Y
Basement:	None	Maint:	\$1,003.83	Lndy Lev:	Upper
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	No	Gar/Gar Spcs:	Underground / 2
Apx Age:	0-5	UFFI:		Drive:	Underground
Apx Sqft:	1600-1799	Elev/Lift:	Retirement:	Park Type:	Owned / Owned
Sqft Source:	1634 + 283 sq ft	HST Applicable to	Included In	Park/Drv Spcs:	2 Tot Prk Spcs: 2
Exposure:	S	Sale Price:		Park \$/Mo:	
Assessment:		Taxes Incl:	Water Incl:	Prk Lvl/Unit:	A25 / A26
Spec Desig:	Unknown	Heat Incl:	Hydro Incl:	Bldg Amen:	
Survey Type:	None	Cable TV Incl:	CAC Incl:	Bbqs Allowed, Bike Storage, Gym,	
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y Prkg Incl: Y	Party/Meeting Room, Rooftop Deck/Garden,	
		Cert Level:	Energy Cert:	Visitor Parking	
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Library, Park, Pets		
			Allowed with Restrictions, Place Of Worship,		
			Public Transit, Rec Centre, School		
		Interior Feat:	Carpet Free, Storage, Water		
			Purifier, Built-In Oven, On Demand Water		
			Heater		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.29	x 12.14	Wainscoting	W/O To Terrace	Window Flr to Ceil
2	Dining	Main	9.42	x 9.38	W/O To Terrace	Open Concept	Window Flr to Ceil
3	Kitchen	Main	10.01	x 9.25	Centre Island	Stainless Steel Appl	Quartz Counter
4	Prim Bdrm	2nd	14.24	x 9.74	W/O To Balcony	W/I Closet	4 Pc Ensuite
5	2nd Br	2nd	12.01	x 9.42	Mirrored Closet	Large Window	Laminate
6	3rd Br	Main	9.84	x 9.74	Large Window	Mirrored Closet	Laminate
7	Den	2nd	10.33	x 7.09	B/I Shelves	Wainscoting	Glass Doors

Client Remks: Some things feel like your favourite summer memory -a grainy photograph, birdsong before dawn and a bowl of sweet cherries for dessert. Or this home where light gently leaks through sweeping walls of glass with southern exposure and walks out to your terrace, a private pocket of warm sunshine just for you. Here, life is layered into two separate floors, like a freehold, but with superior functionality and minimal upkeep. The open main space has a free-flowing rhythm, while the second floor transitions to an intentional quiet quarters. Over 1900 square feet of total, low maintenance living space, this gracefully designed 3+1 bedroom, 3 bathroom home honours a conscious composure, effortless flexibility and tasteful style. Adaptable for all lifestyles, this generously wide home is designed for moments that matter. The dribble of a chocolate popsicle down a child's face by the kitchen island, a bottle of white wine bathing in a silver bucket on the terrace, the aroma of tomato basil sauce, and the sound of friends laughing over heaping plates of pasta at the dining table. It's a home full of stories. One you grow into without leaving the neighbourhood you love or giving up the convenience you depend on. This boutique building, The Logan Residences, in the heart of Leslieville offers easy downtown access without the clutter, a short tree-lined walk to everything you need, and the ideal balance between colourful vibes and natural calm. If you're looking for a dog friendly, family friendly and health conscious community full of boutique shops, cafes and pop-up markets, this one is for you. Custom office doors, a whole home water filtration system and many elevated aesthetic features throughout, this home includes 2 rare underground parking spaces and ensuite storage plus building amenities: dog wash, gym, rooftop terrace & meeting room - 899 Queen St E, Suite 212 is the real life you used to visualize in your daydreams. Now a reality.

Inclusions: See schedule C
Listing Contracted With: SAGE REAL ESTATE LIMITED **Ph:** 416-483-8000



1050 Eastern Ave PH #1701 Toronto Ontario M4L 0B7 Toronto E02 The Beaches Toronto % Dif: 95 Taxes: \$0 / 2026 For: Sale SPIS: No DOM: 39		
Condo Apt Apartment Unit#: 1701 Corp#: TSCC / 0	#Shares%: Locker#: 39 Locker Lev/Unit: 5 Locker Unit: Level: 17	Rms: 6 Bedrooms: 3 Washrooms: 2 1x3xMain, 1x5xMain
Dir/Cross St: Queen & Coxwell Directions: W of Emdaabiimok (Lower Coxwell) Prop Mgmt: Goldview Property Management		

MLS#: E12764366 **Sold Date:** 03/16/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1600-1799 Sqft Source: Builder Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,266.76 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Auto Garage Door Remote, Built- In Oven, Carpet Free, Storage Security Feat: Concierge/Security, Monitored	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Other Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Bus Ctr (Wifi Bldg), Gym, Media Room, Rooftop Deck/Garden, Community BBQ Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	22.51	x 12.99	Centre Island	W/O To Terrace	B/I Appliances
2	Living	Main	12.6	x 12.04	Gas Fireplace	South View	Hardwood Floor
3	Dining	Main	9.28	x 12.04	North View	Open Concept	Hardwood Floor
4	Prim Bdrm	Main	13.32	x 12.83	W/O To Balcony	South View	5 Pc Ensuite
5	2nd Br	Main	14.4	x 11.78	North View	Large Window	Large Closet
6	3rd Br	Main	14.4	x 9.58	North View	Large Closet	Large Window
7	Laundry	Main	6.36	x 7.68			
8	Foyer	Main	9.91	x 3.71			

Client Remks: **Luxury** Location **Lifestyle** Penthouse Perfection ** Welcome to your Beach Home in the coveted beach community overlooking Lake Ontario & City Skyline .Truly One of a Kind. Over 2200 sq ft of total living space, includes your own private 400 sq ft rooftop patio with panoramic views, will truly take your breath away.The open concept main level is bathed in natural light with floor to ceiling windows and access to a main level large private terrace perfect for entertaining and watching the sunrise. Soaring ceilings and so much sunlight feels like a home in the sky with outstanding views. There are 3 spacious bedrooms, 2 bathrooms, primary bedroom has a huge walk-in closet and an ensuite bath oasis overlooking Ashbridges Bay, plus enjoy your coffee from the extended balcony off the primary bedroom. Includes 2 main floor terraces and an unreal private roof top patio with gardens on both sides for total privacy, this is such a great space for outdoor living with a rooftop garden, outdoor kitchen, the perfect outdoor escape to enjoy evenings under the stars. EV Parking with the best parking location in the building, plus a large private locker. *Private, Location, Lifestyle* Walk to everything the Beach has to offer. Ambrosia Food Market and Good Earth Coffee Shop main floor of the building for all your shopping needs. Condo amenities are the best in the city. State of the art fitness centre, with a yoga studio, spin class room, private fitness room, steam saunas, private work spaces, working lounge ,bike storage, guest suites, dog run, social spaces with a massive outdoor patio with top- of the line BBQ's and comfy loungers, hammocks, nothing has been overlooked with this premier Beach condo. Steps to pickle ball courts, yacht club, cycling, walking, tennis, beach, shops, restaurants. **LIFESTYLE**

Inclusions: All appliances are MIELE B/I Fridge, Stovetop, Oven, Dishwasher, Wine Fridge, Microwave, Stackable Washer.Dryer, Gas Fireplace, Quartz Counter tops.Gas and water hookup on kitchen terrace, gas and water hook up on your personal private roof top terrace

Listing Contracted With: REAL ESTATE HOMEWARD **Ph:** 416-698-2090